

FOR SALE OR LEASE: 7,916 SF FLEX/OFFICE BUILDING

1412 S Broad St
Philadelphia, PA 19146

EQUITY CRE



PRICE REDUCED!

ASKING PRICE: \$1,600,000



PROPERTY FEATURES

- 7,916 SF building | 5,696 SF lot
- \$15/ft NNN
- 2 story flex/office building
- Currently operated by a textile manufacturer
- 2 rear parking spaces
- Building goes block to block between S Broad St and S Carlisle St
- CMX-2 zoning
- Excellent opportunity for an owner-operator or developer



LOCATION DETAILS

- Located on S Broad St near the corner of Reed Street
- 2 blocks from the Ellsworth Federal Station (Broad Street Line)
- Nearby tenants include Target, Giant, Sprouts Farmers Market, Insomnia Cookies, Starbucks, PetSmart, Hive Coffee, and more
- Dense South Philadelphia location with visibility to over 21,000 vehicles/day

CONTACT

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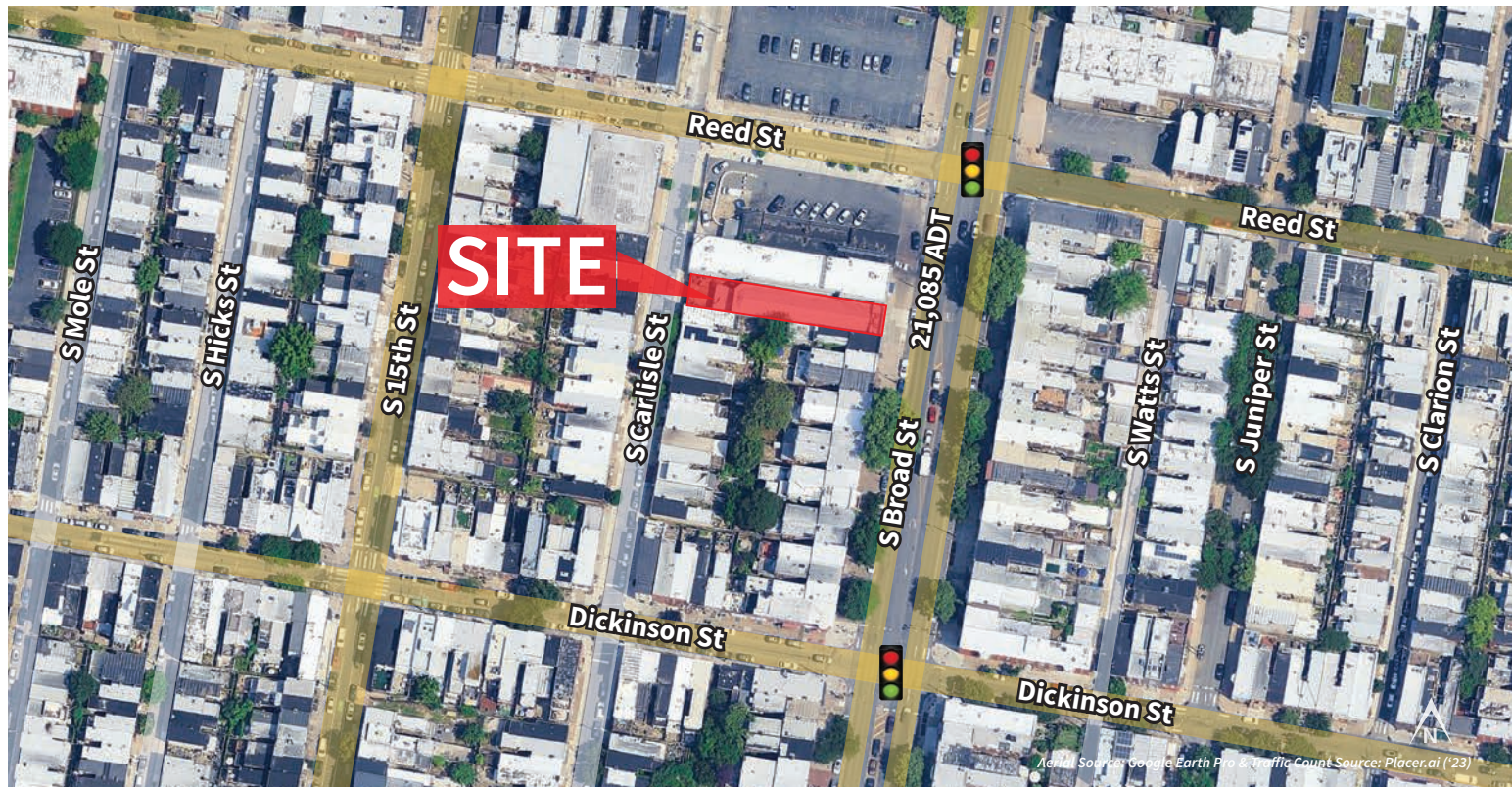
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Demographic Overview (0.25, 0.5, 1-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

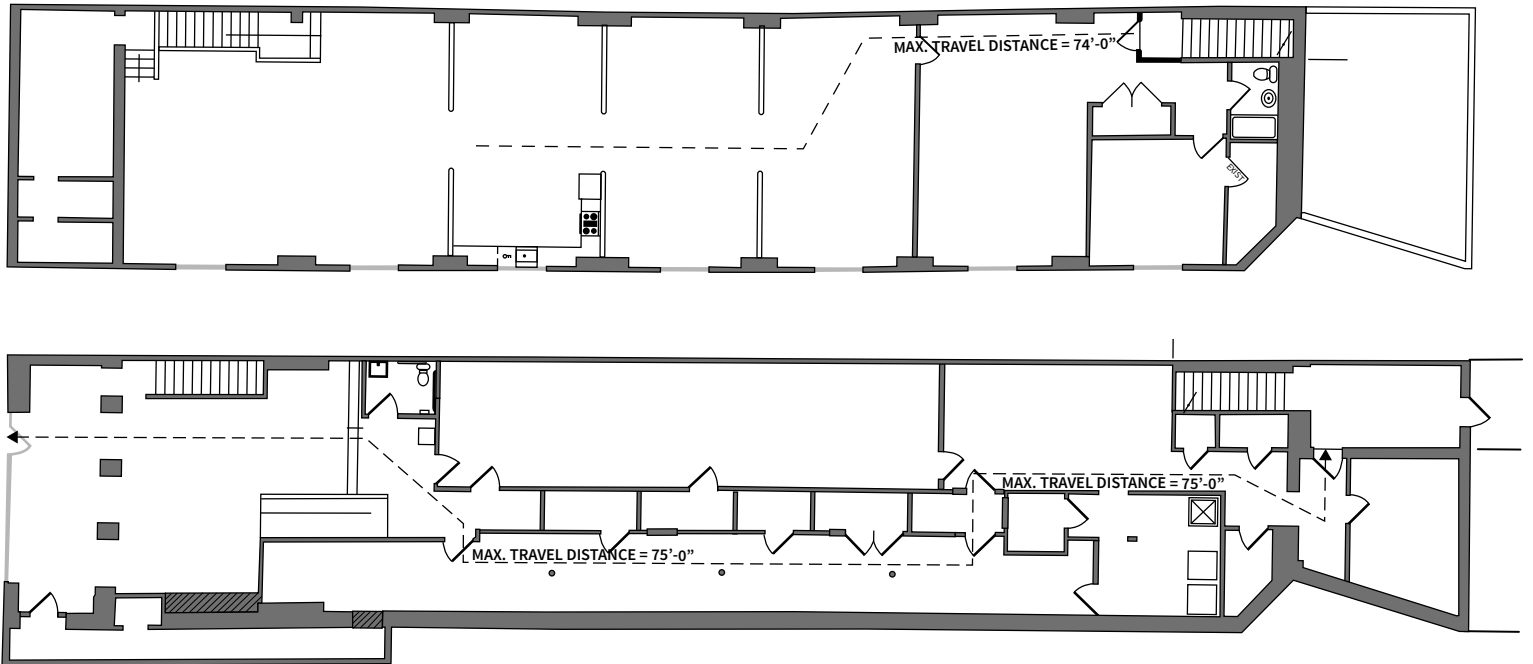
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FLOOR PLAN



MARKET AERIAL

1412 S Broad Street | Philadelphia, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('23)