

4500-4520 N. 3RD STREET PHILADELPHIA (PHILADELPHIA COUNTY), PA



AVAILABLE
FOR SALE - \$2,400,000

DESCRIPTION

- **Building Size: 42,680 (Two Levels) SF +/-**
- **Lot Size: Approximately 0.52 Acres**
- **Real Estate Taxes: \$11,949 (2023)**
- **Minutes to Route 1 and Approximately 5 Miles to I-76 and I-95.**

PROPERTY HIGHLIGHTS

- **Ceiling Height Approximately 16 Ft.**
- **Development Opportunity**
- **Zoning: ICMX-Industrial, Commercial, Mixed-Use**
- **One Loading Dock, One Drive-In Door**
- **Year Built: 1946**
- **No Outdoor Yard Area**



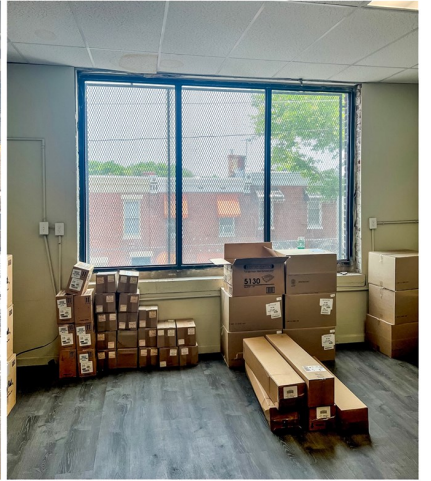
PLEASE CONTACT:

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USREALTY
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