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2425-39 N American St. | Philadelphia, PA

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01 | LISTING DESCRIPTION

2425-39 N American Street is a rare, street-to-street corner parcel in Philadelphia offering 25,739 square feet of developable land and an ideal canvas for ground-up redevelopment. Zoned ICMX (Industrial Commercial Mixed-Use), the site provides significant flexibility for a variety of uses including mixed-use residential with ground-floor retail, creative office, surface or garage parking, light industrial or manufacturing, and owner-operator facilities.

Its prominent corner exposure and strong frontage on three streets create excellent visibility and access, enhancing both commercial appeal and design potential. Located within a Qualified Opportunity Zone (QOZ), the property presents compelling tax-advantaged investment potential for qualified investors. This parcel represents an attractive opportunity for developers, investors, or institutional buyers seeking a strategically located asset with substantial density in a growing Philadelphia market.

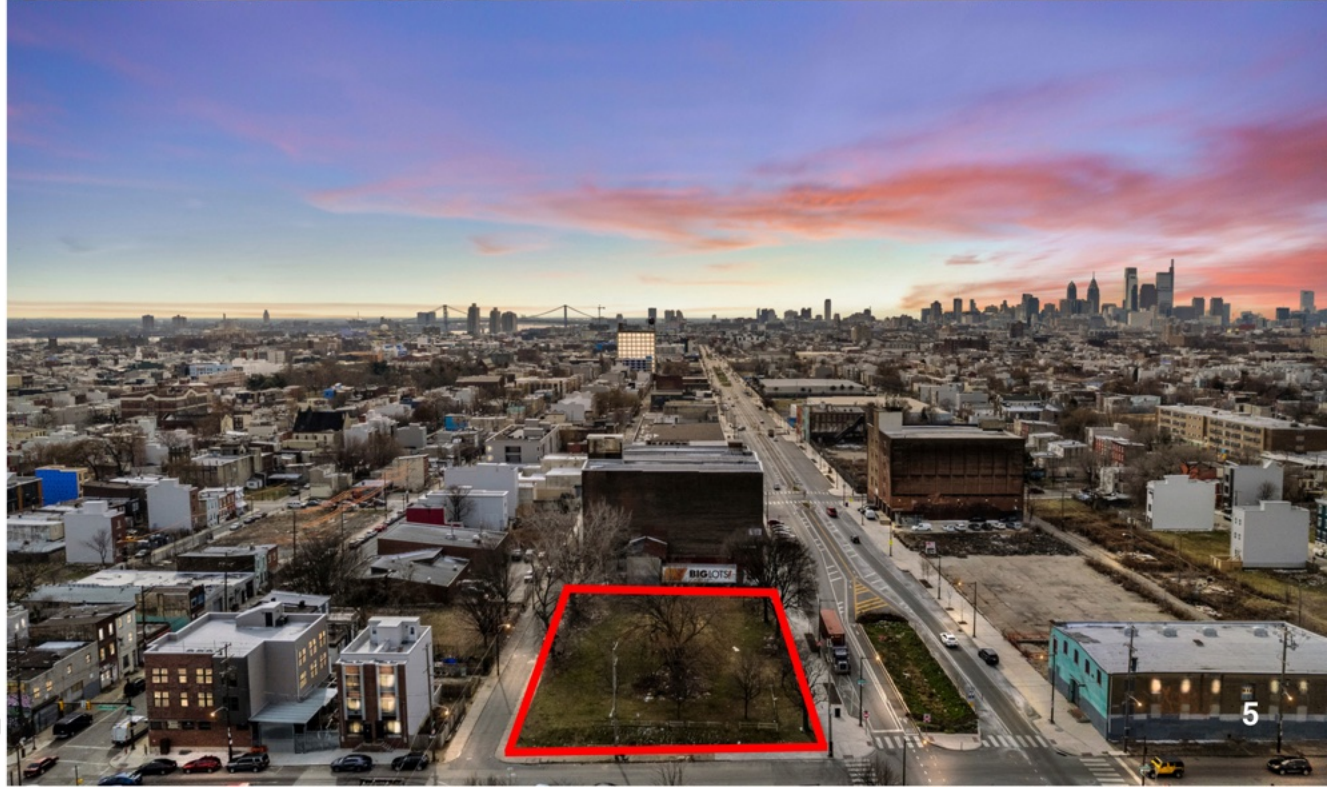


ASKING - \$2,500,000

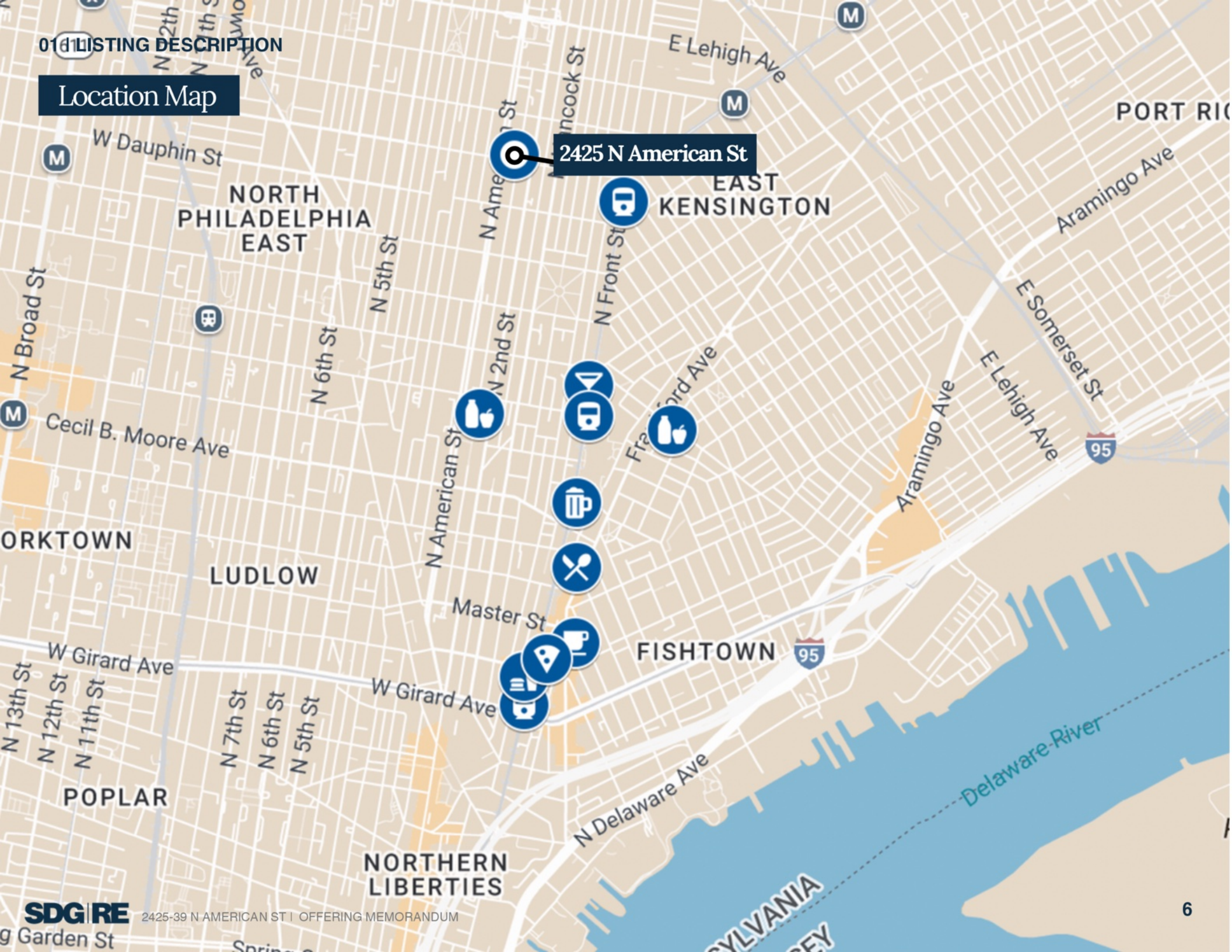
Land Highlights

2425-39 N American St

- 25,739 SF
- 211.411 x 121.75
- Corner Parcel
 - 80% Lot Coverage
- Zoned ICMX
- Clean Phase I & II
- QOZ



Location Map



03 | THE TEAM

Meet the Team



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