



ADAPTIVE REUSE | VALUE-ADD

1621 N AMERICAN ST

Shell Building | 6 Rollup Doors | ICMX Zoning

DEAL TEAM

1621 N American St | Philadelphia, PA 19122

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PROPERTY SUMMARY

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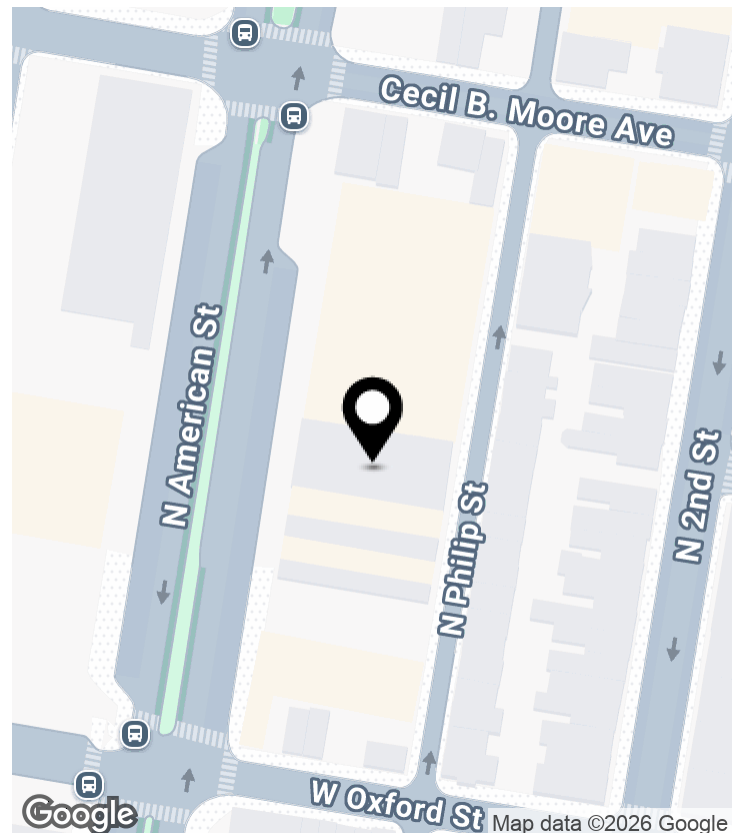
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PROPERTY DESCRIPTION

Value-Add Shell Building — 1621 N. American Street

Re-offered at \$995,000 — a genuine below-replacement-cost opportunity on one of Philadelphia's most active commercial corridors. The property is a $\pm 6,700$ SF masonry shell structure featuring six rollup doors, with three facing N. American Street and three facing N. Philip Street. The building's exterior walls and rollup doors are intact; the structure is open to the sky with no roof, making this a true adaptive reuse opportunity priced accordingly. ICMX zoning supports a wide range of uses, including flex, creative commercial, light industrial, mixed-use, and residential development.



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	$\pm 6,700$ SF
Lot Size:	$\pm 6,564$ SF
Zoning:	ICMX
Structure:	Masonry shell, open to sky, 6 rollup doors
Projected Units:	6 (3 storefronts + 3 garage/flex bays)

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FOR THE OWNER-USER:

Invest approximately \$250,000–\$300,000 in a roof, mechanical rough-ins, and code buildout and own ±6,700 SF of ground-floor flex/warehouse space on American Street at a total basis well below replacement cost. Neighbors include Loading (next door), Allure Window Treatments, and a growing ecosystem of breweries, creative studios, and new residential development.

FOR THE INVESTOR — PROJECTED STABILIZED PRO FORMA:

Income Item	Monthly
3 Glass-Front Storefronts (American St frontage)	\$2,200/mo each
3 Rear Garage/Flex Bays	\$1,300/mo each
Projected Gross Income	\$10,500/mo \$126,000/yr
Estimated Renovation Budget	\$250,000 - \$300,000
Estimated Total Project Cost	~\$1,200,000
Estimated Stabilized Value	\$1,400,000 - \$1,600,000

All projections are estimates. Buyers should independently verify renovation costs and achievable market rents.



PHOTOS

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AERIAL VIEW — MASONRY SHELL STRUCTURE, OPEN TO SKY. EXTERIOR WALLS AND ALL SIX ROLLUP DOORS INTACT.

IN THE NEIGHBORHOOD

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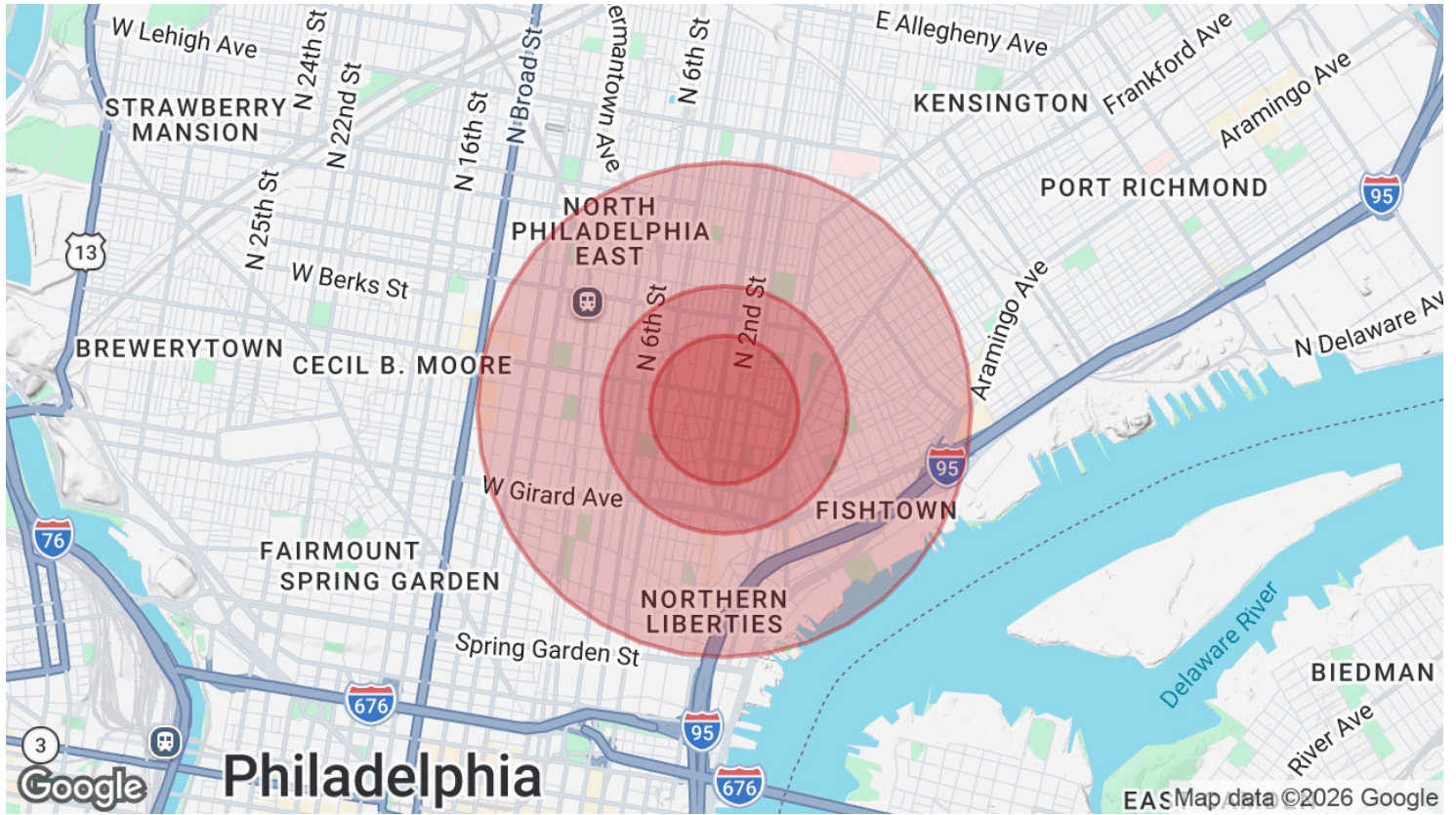
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,707	15,816	66,098
Average Age	35	36	35
Average Age (Male)	35	35	35
Average Age (Female)	35	37	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,285	7,335	28,028
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$132,292	\$118,195	\$106,586
Average House Value	\$450,419	\$434,289	\$428,487

2020 American Community Survey (ACS)