



# BUILDING FOR SALE

## 5-STORY

### CMX-3

32-34 S. STRAWBERRY STREET  
PHILADELPHIA, PA 19106

**RD+**  
**ROTHBERG**  
**DUBROW**



RD+ 32-34 S. Strawberry Street | Sale & Building Information

- 5-story, elevator served, mixed use building located in the heart of Old City
- Former factory building that spans 24' x 52.5'
- Currently built out as an attractive office building, this property is also well situated as an apartment or short term rental conversion

PROPERTY INFORMATION

|   |                           |
|---|---------------------------|
| Tax ID  | 883011200                 |
| Zoning  | CMX-3                     |
| Building SF                                   | 4,800sf*                  |
| *with potential for more SF by filling floors |                           |
| Floors  | 5                         |
| Taxes (Annual)                                | \$12,195                  |
| Lot SF  | 1,260                     |
| Climate                                       | 3 Roof Mounted HVAC Units |
| Construction                                  | Masonry                   |
| Roof  | Replaced 2018             |





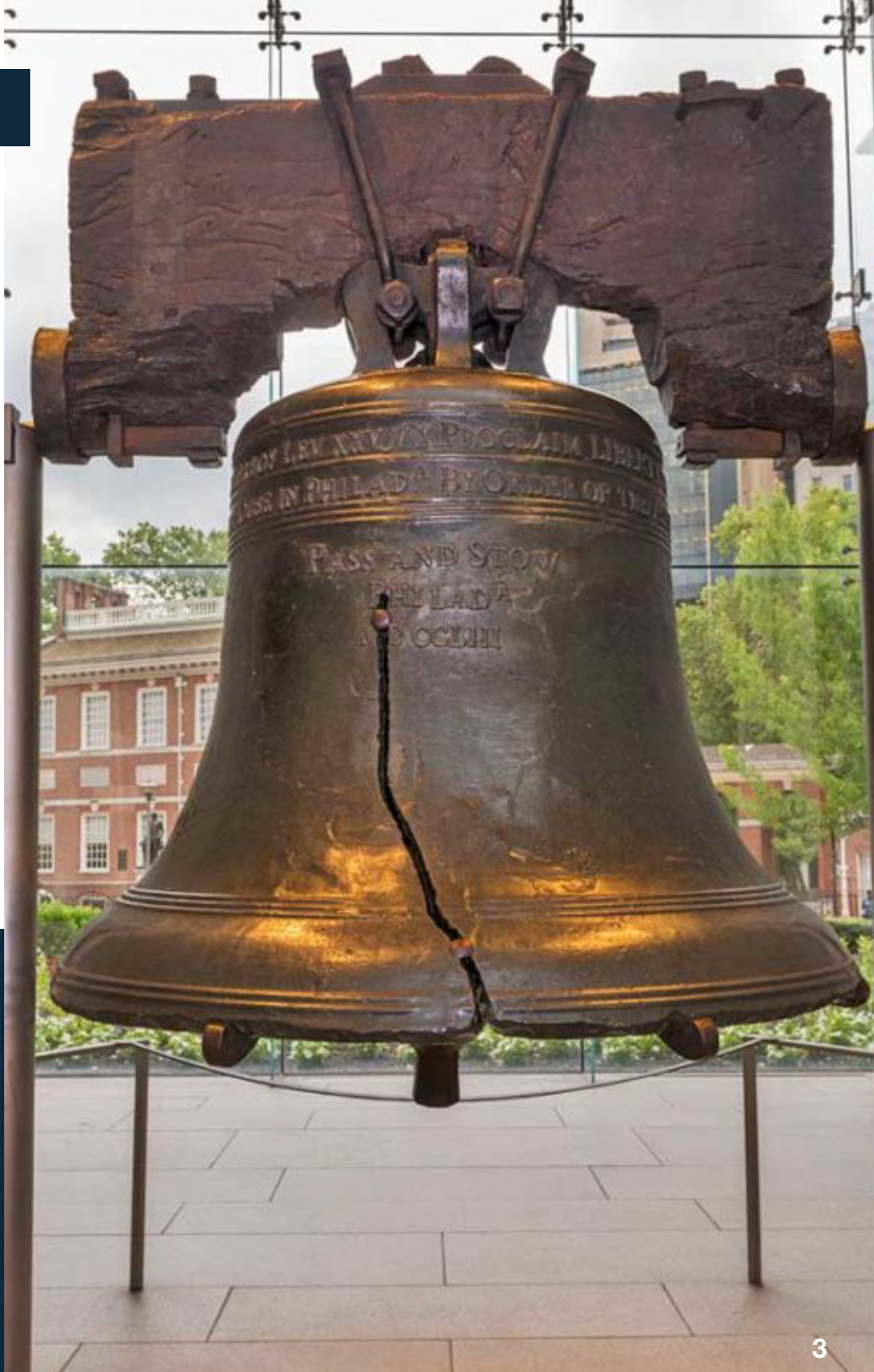
# RD+ 32-34 S. Strawberry Street | Interior Photos





RD+ 32-34 S. Strawberry Street | Location

- Located in the heart of Old City, next to standout restaurants, coffeeshops, and historical landmarks such as Independence Hall and the National Constitution Center
- Convenient street parking available with direct access to I-95 and I-676 leading to New Jersey and the Philadelphia suburbs and numerous nearby parking facilities
- Located steps away from the new Penn’s Landing Project led by The Durst Organization, see more on page 6
- Easily accessible by the Market-Frankford subway line and multiple SEPTA bus routes



AREA DEMOGRAPHICS  
RIVER TO RIVER, BETWEEN GIRARD AVE.AND TASKER AVE.

|                          |           |
|--------------------------|-----------|
| Total Population         | 43,850    |
| Average Household Income | \$138,268 |
| Average Age              | 37.9      |

RD+ 32-34 S. Strawberry Street | Area Amenities

FOOD & RESTAURANTS

1. Reading Terminal Market

2. Di Bruno Bros

3. La Famiglia Ristorante

4. Independence Beer Garden

5. La Colombe

6. The Bourse Food Exchange

7. High Street

8. Buddakan

9. Fork

10. Han Dynasty

11. Positano Coast
12. Stripp'd Juice

13. 2nd Story Brewing

14. Franklin Fountain

15. Zahav

16. Old City Coffee

17. Starbucks

18. Tomo Sushi

19. Oh Brother Philly

20. Cafe Ole

21. Oui

22. Tuna Bar

23. Race Street Cafe

24. Paddy's Old City Pub

FITNESS , RETAIL & GALLERIES

1. The Fashion District

2. CVS

3. Sweat Fitness

4. 3rd Street Hardware

5. Blokes
6. Center for Art in Wood

7. Wexler Gallery

8. Bulthaup

9. Bluestone Gallery

AREA ATTRACTIONS

1. Convention Center

2. Jefferson Hospital

3. Museum of the American Revolution

4. Independence Hall

5. Independence Visitor's Center

6. Independence Seaport Museum

7. Benjamin Franklin Museum
8. National Constitution Center

9. Race Street Pier

10. Cherry Street Pier

11. The African American Museum in Philadelphia

12. Elfreth's Alley

13. Fringe Arts

14. Spruce Street Harbor Park



RD+ 32-34 S. Strawberry Street | Transportation

SEPTA Market-Frankford Line

1 2nd Street Station

PATCO Line

2 8th Street Station

SEPTA Bus Routes

- 3 Bus Route #42
- 4 Bus Route #57
- 5 Bus Routes #5, #17, #33, #48
- 6 Bus Route #25

Indego Bike Station

- 7 2nd Street & Sansom Walk
- 8 Dock Street
- 9 2nd & Market Street

Walk Score



99

Bike Score

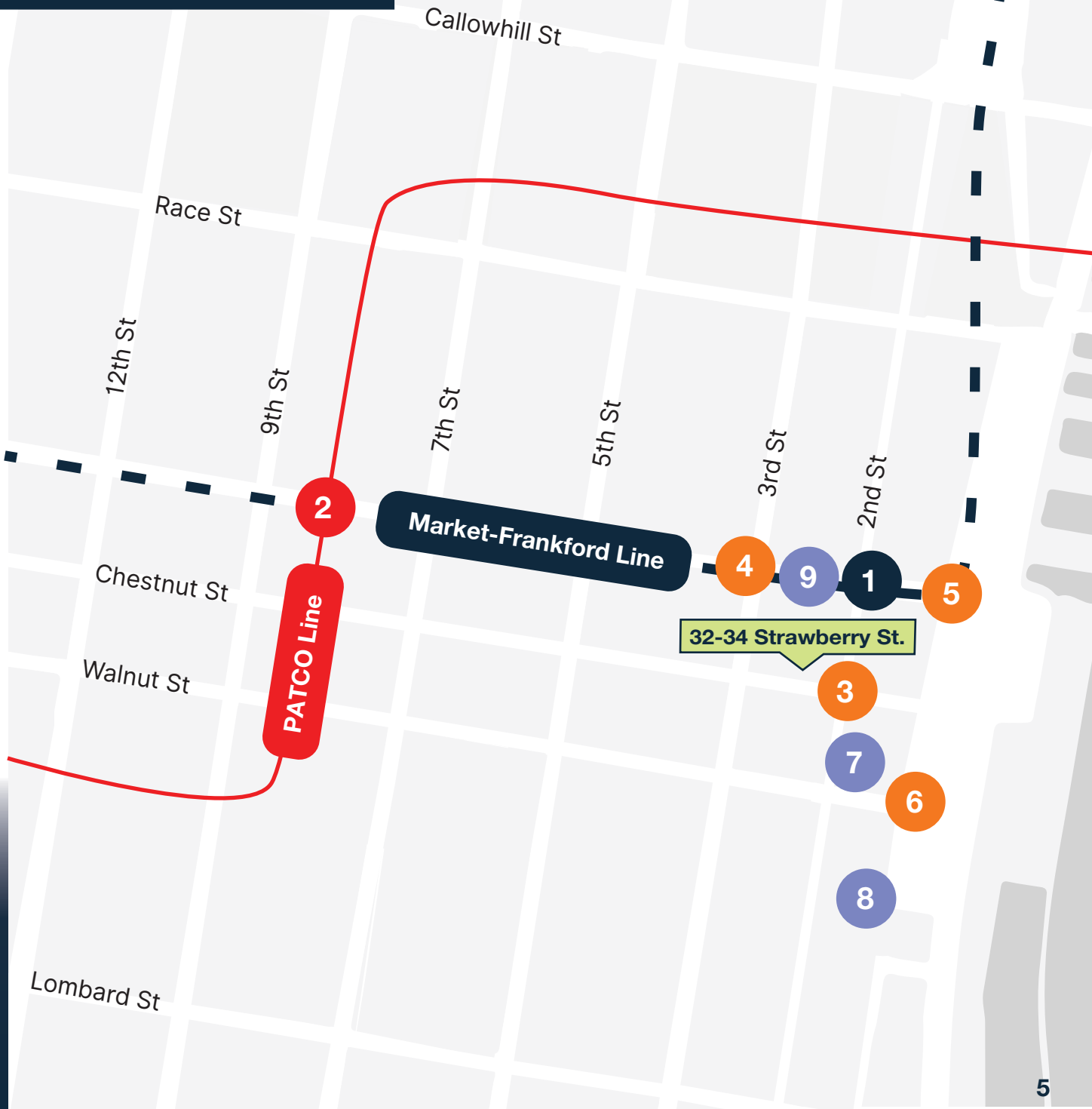


96

Transit Score



100







32-34 Strawberry Street

### **Penn's Landing Project (Coming Soon)**

The revitalization of Penn's Landing, led by The Durst Organization, is a proposed \$2.2 billion multi-year plan for a sweeping mixed-use project. The plans call for 3.5 million square feet of mixed-use space, including thousands of new residential units, hundreds of hotel rooms and tens of thousands of square feet in retail space. It will be created by capping a portion of Interstate 95, and is predicted for completion in 2024.



## PETER C. ROTHBERG

**DIRECT** 267.515.6021

**MOBILE** 215.292.2200

Peter@rothbergdubrow.com

## JONATHAN D. DUBROW

**DIRECT** 267.238.4231

**MOBILE** 856.889.6796

Jonathan@rothbergdubrow.com

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**OFFICE** 267.238.3500

rothbergdubrow.com



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