

# 1701 N 8TH ST

PHILADELPHIA, PA 19122



## FOR SALE

± 90,000 SF REDEVELOPMENT OPPORTUNITY

### INVESTMENT HIGHLIGHTS

#### CENTRAL LOCATION

Located just a few blocks away from the main campus of Temple University and the robust food, music and nightlife offerings of Fishtown, 1701 N 8th presents a unique opportunity to leverage this unique location for a student housing offering or market rate apartments, both of which would benefit from the transit oriented location.

#### TRANSIT ORIENTED

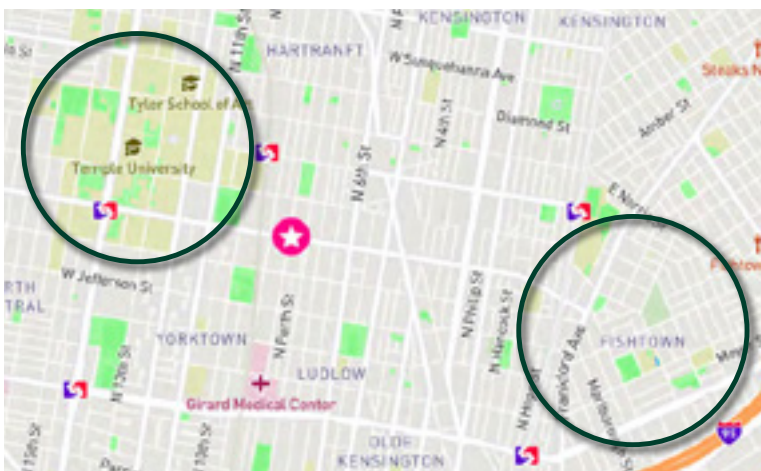
With multiple bus lines within 1 block of the Property, regional rail lines within 3 blocks, and both the Broad Street and Market Frankford Lines falling within .5 to .75 miles from the Property, all of Philadelphia's airports, stadiums, shopping and job centers are easily accessible by transit.

#### INVESTMENT OPTIONALITY

Highest and best use is most likely multifamily development, however the Property can operate in its current condition as a school, community center or similar until that time. Additionally, the 2.02 acre site sits on a full city block allowing for significant density and logistical flexibility during the development process.

#### STRENGTH IN STUDENT HOUSING

After a 2 year decline Temple University has seen enrollment numbers increase by 30%, a significant improvement and greater than enrollment pre-covid. The university does not require freshmen students to live on campus, presenting opportunities for well-amenitized and well-located assets to attract a larger portion of the student population.



Primary Land	Area 2.02 AC 87,888 SF
Zoning	CMX-3
Number of Buildings	1
Number of Stories	1
Gross Building Area	37,700 SF
Net Rentable Area	37,700 SF
Year Built / Renovated	1985 / 2014

## 5-OVER-2 PODIUM CONSTRUCTION FEASIBILITY PLANS

### UNIT BREAKDOWN

NAME	COUNT	PERCENTAGE
1BR	108	38%
1BR+DEN	36	13%
2BR	126	44%
2BR+DEN	18	6%
<b>TOTAL</b>	<b>288</b>	

### AREA SCHEDULE

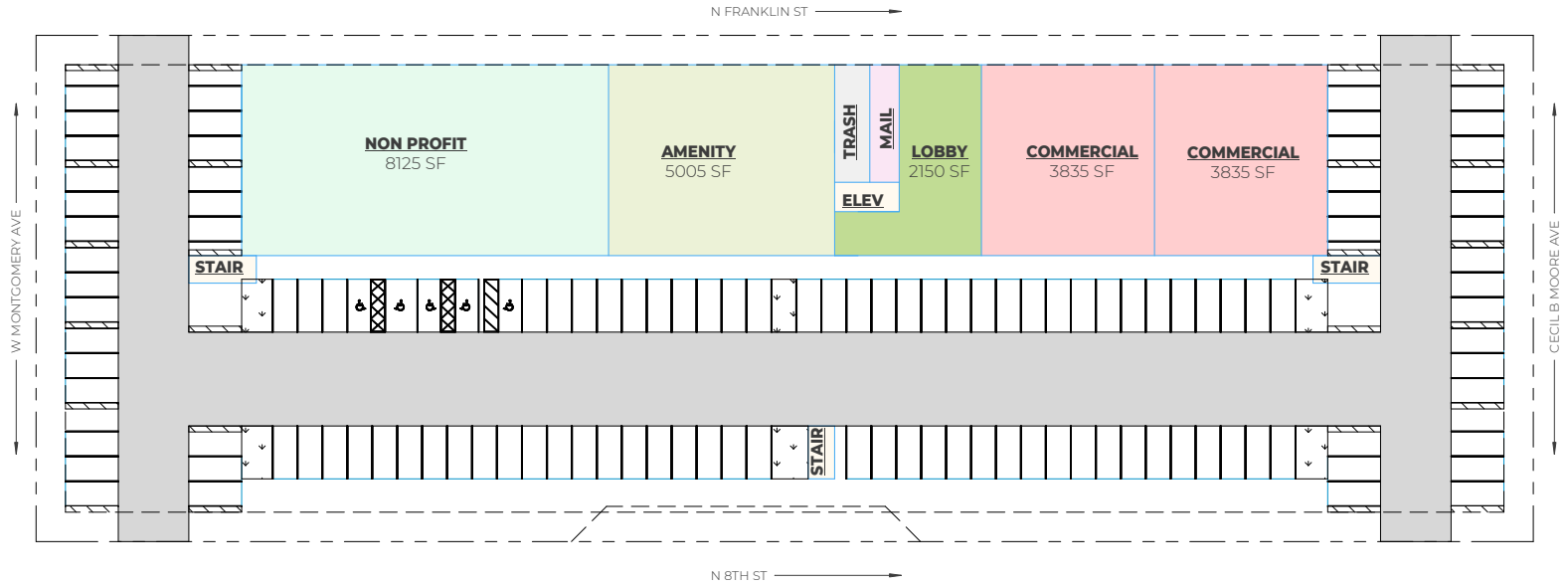
LEVEL	GROSS AREA
LEVEL 01	24,641 SF
LEVEL 02	45,306 SF
LEVEL 03	45,306 SF
LEVEL 04	45,306 SF
LEVEL 05	45,306 SF

### AREA SCHEDULE

LEVEL	GROSS AREA
LEVEL 06	45,306 SF
LEVEL 07	45,306 SF
<b>TOTAL</b>	<b>296,477 SF</b>

### PARKING BREAKDOWN

COUNT	TYPE
117	8' 6" x 18'
4	8' x 18' (5' Aisle, Passenger Car)
1	11' x 18' (5' Aisle, Van Accessible)
<b>TOTAL</b>	<b>122</b>



### LEVEL 01 FLOOR PLAN

### UNIT BREAKDOWN

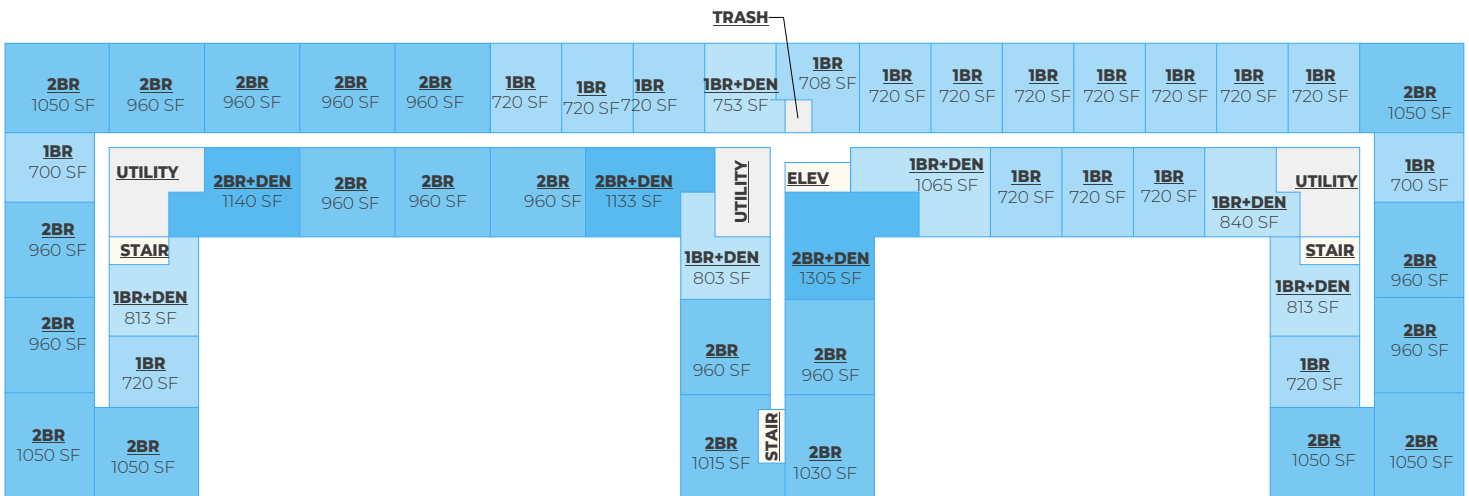
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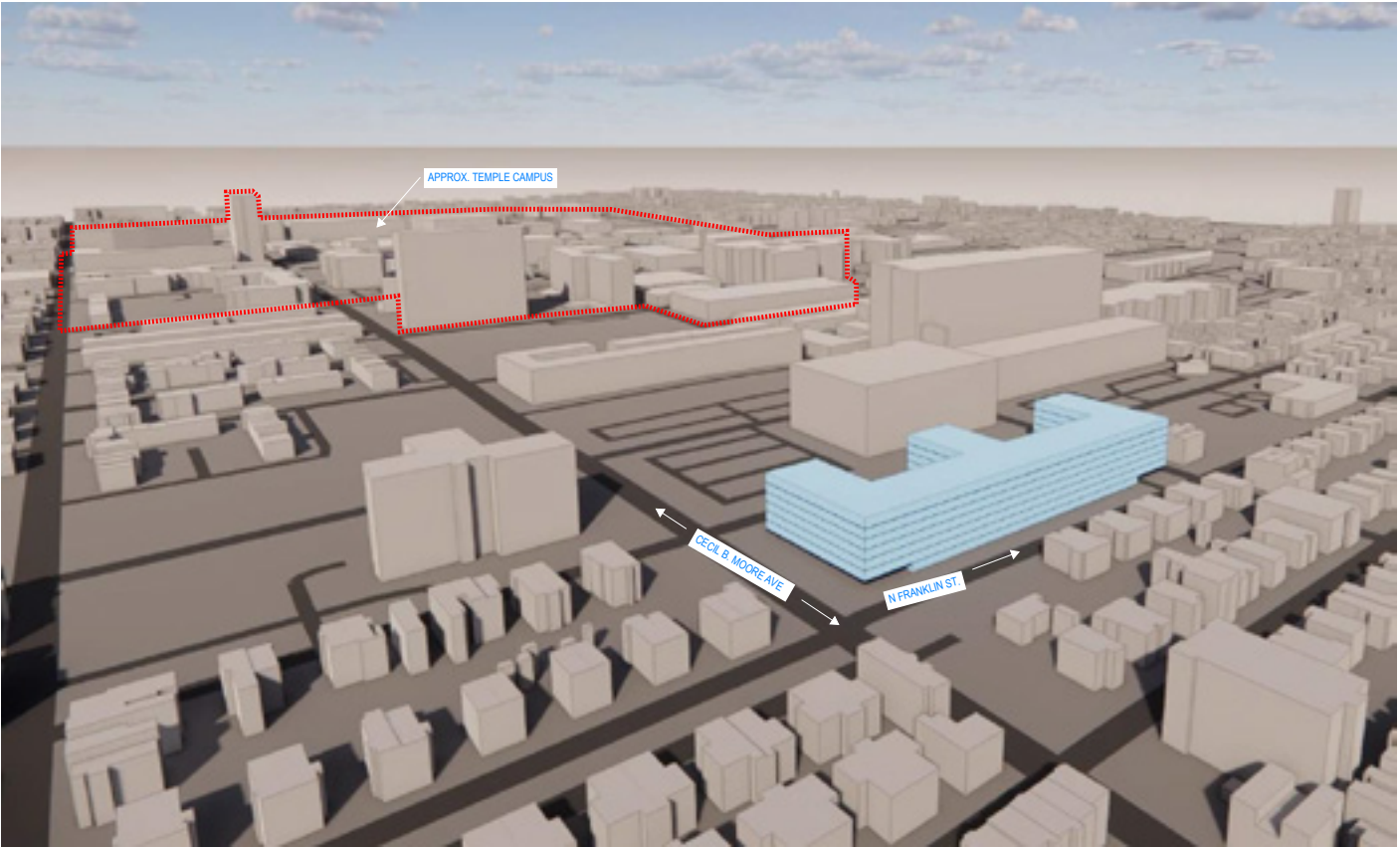
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### LEVEL 02-07 FLOOR PLAN



# 5-OVER-2 PODIUM CONSTRUCTION FEASIBILITY PLANS



ARCHITECT	PROJECT	PAGE
 <p><b>DESIGNBLENDZ ARCHITECTURE, LLP</b> 4001 Main Street, Suite 203, Philadelphia, PA, 19127 215.995.0228   info@designblendz.com</p>	<p><b>1701 N 8TH ST</b> 1701 N 8TH ST PHILADELPHIA, PA, 19122 Project Number: xxxxxxxx</p>	<p><b>F-004</b> FEASIBILITY PLANS 11" X 17"   06/12/2025</p>

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