

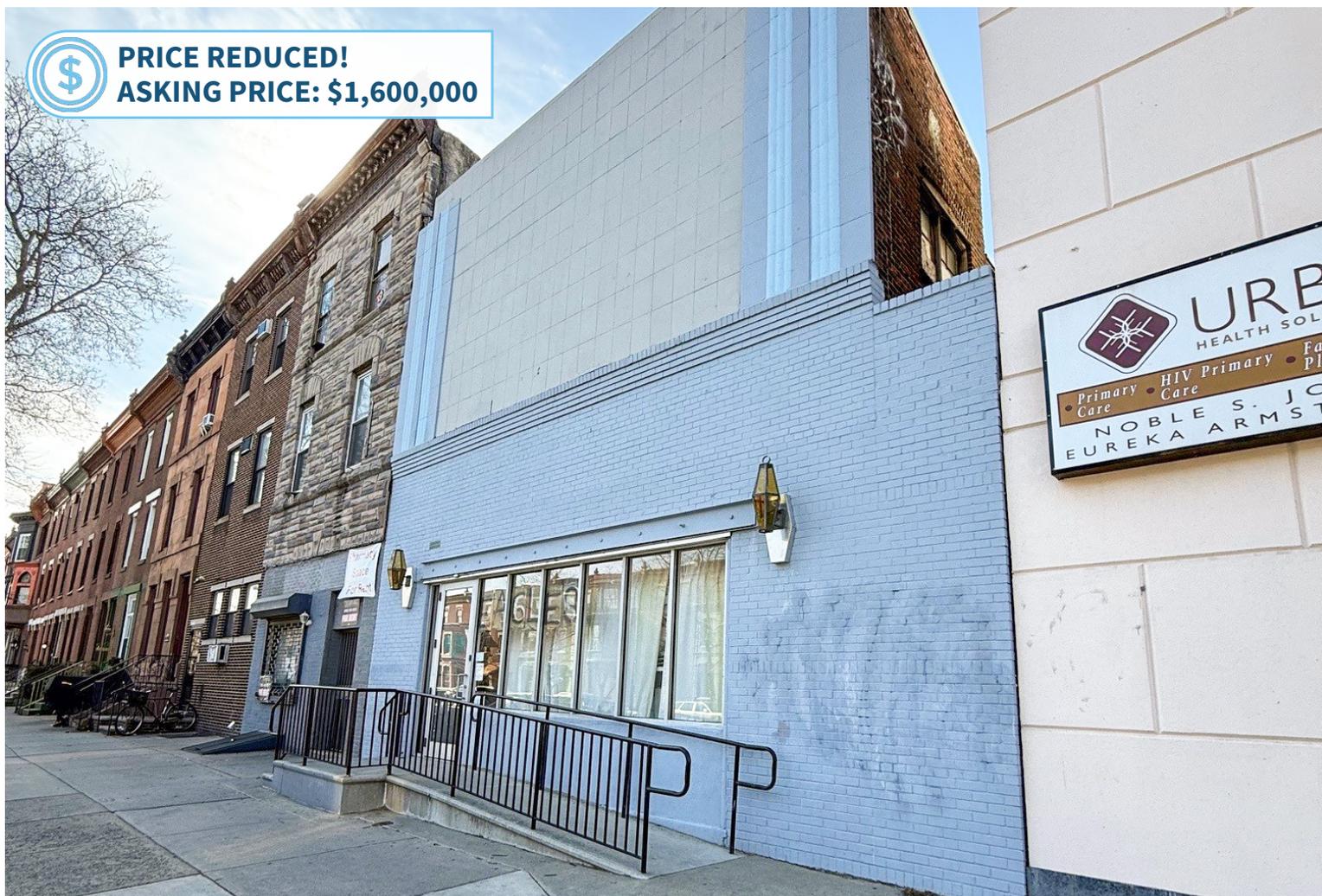
FOR SALE: 7,916 SF FLEX/OFFICE BUILDING

1412 S Broad St
Philadelphia, PA 19146

EQUITY CRE



PRICE REDUCED!
ASKING PRICE: \$1,600,000



PROPERTY FEATURES

- 7,916 SF building | 5,696 SF lot
- 2 story flex/office building
- Currently operated by a textile manufacturer
- 2 rear parking spaces
- Building goes block to block between S Broad St and S Carlisle St
- CMX-2 zoning
- Excellent opportunity for an owner-operator or developer



LOCATION DETAILS

- Located on S Broad St near the corner of Reed Street
- 2 blocks from the Ellsworth Federal Station (Broad Street Line)
- Nearby tenants include Target, Giant, Sprouts Farmers Market, Insomnia Cookies, Starbucks, PetSmart, Hive Coffee, and more
- Dense South Philadelphia location with visibility to over 21,000 vehicles/day

CONTACT

NATHAN RHODES

nrhodes@equitycre.com

DIRECT 484.531.2076

STEVE JEFFRIES

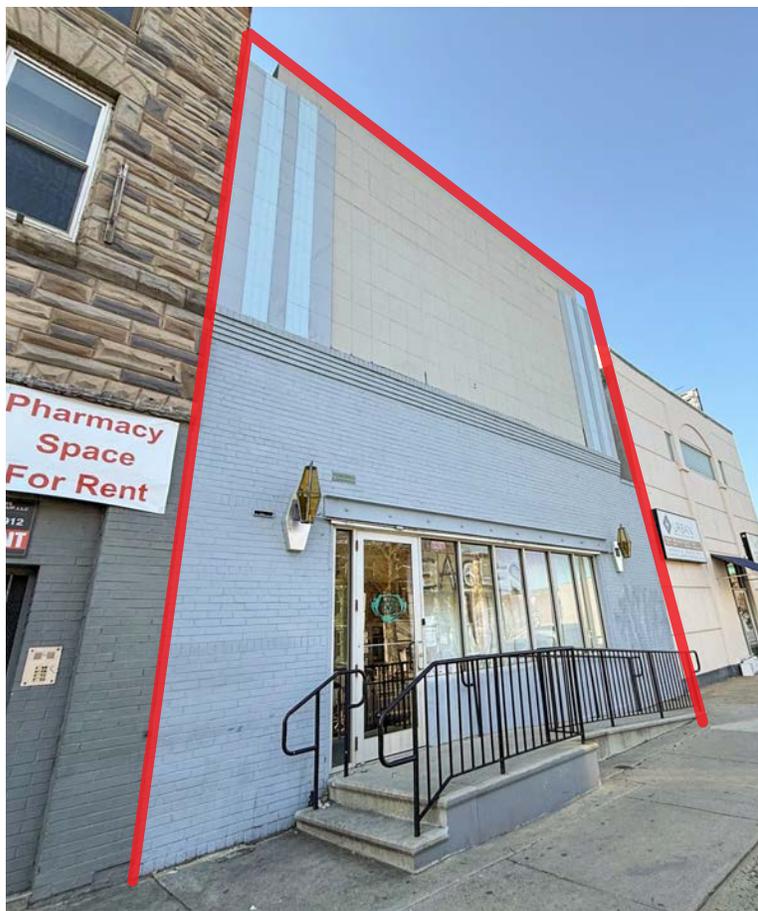
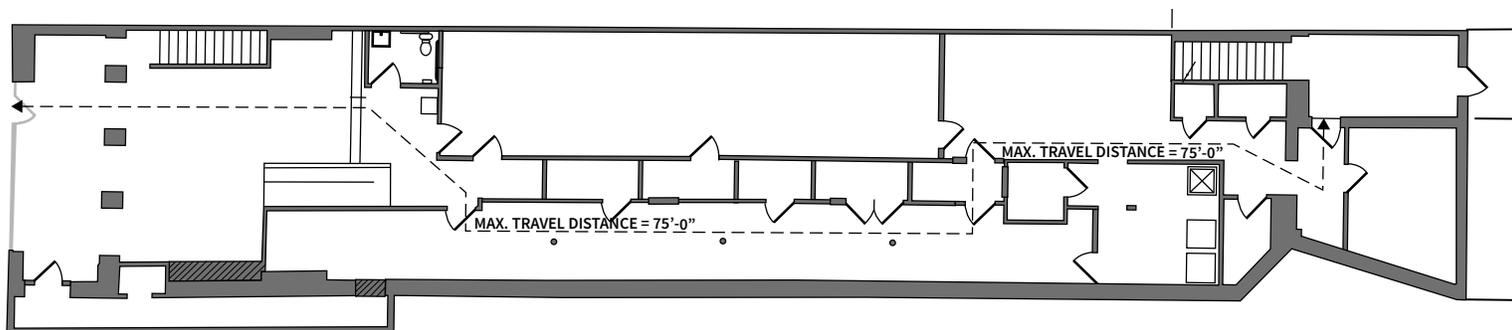
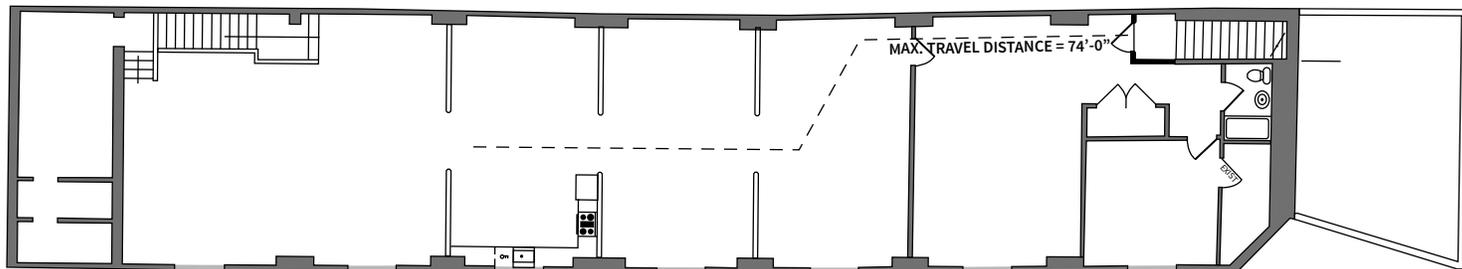
sjeffries@equitycre.com

DIRECT 484.531.2250

FOR SALE: 7,916 SF FLEX/OFFICE BUILDING

1412 S Broad St
Philadelphia, PA 19146

FLOOR PLAN



INTERIOR

