

FRANCISVILLE ADAPTIVE REUSE AND PARKING LOT FOR SALE

1221-27 N 17TH STREET & 1621-37 W FLORA STREET, PHILADELPHIA, PA 19121



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MSC





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★ EXECUTIVE SUMMARY



THE OFFERING

MSC Retail, Inc. has been exclusively retained to arrange the sale of 1221-27 N 17th Street & 1621-37 W Flora Street (the "Property"), a 14,646 SF redevelopment site in Philadelphia's Francisville neighborhood, one of North Philadelphia's most active submarkets for residential and mixed-use investment.

The Property sits within a designated Federal Opportunity Zone and qualifies for the City of Philadelphia's 10-year tax abatement on new improvements — two complementary incentive structures that together present a compelling and time-sensitive case for acquisition.

UNIQUE ACQUISITION OPPORTUNITY

The site encompasses an existing 17,000 SF brick-and-concrete former convent, a 5,000 SF surface parking lot, and approximately 1,800 SF of one-story garage structures. The convent building is well-suited for adaptive reuse: the facade is in excellent condition, a new TPO roof was installed in 2020, and the interior features a reinforced concrete frame, three stair towers, and a full elevator serving basement to roof. The L-shaped floor plate, with windows every three to seven feet on all exposures, provides exceptional natural light throughout. The balance of the site is an existing parking lot improved with three garages, all with flexible RM1 zoning.

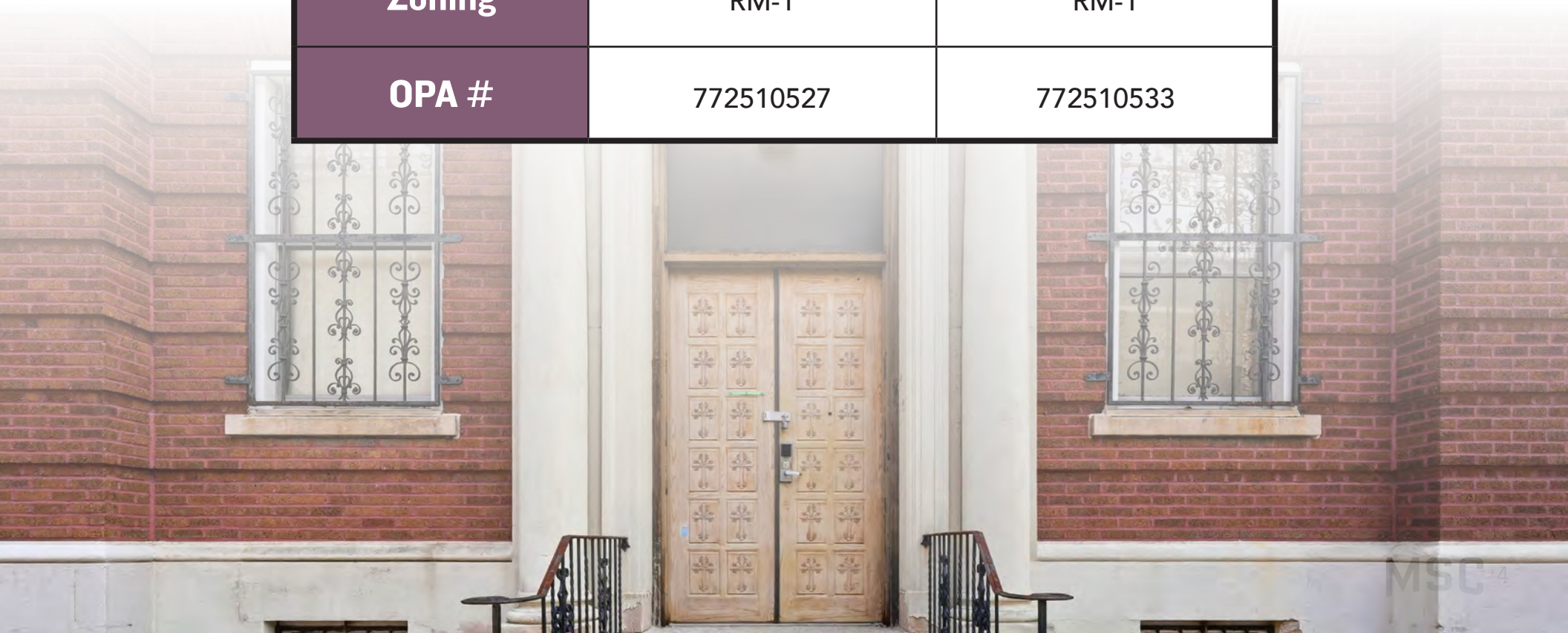
Within walking distance are multiple grocers, neighborhood retail, and the Broad Street Line — positioning the Property as a rare, transit-accessible redevelopment opportunity in an undersupplied submarket.



★ SITE INFO & ZONING



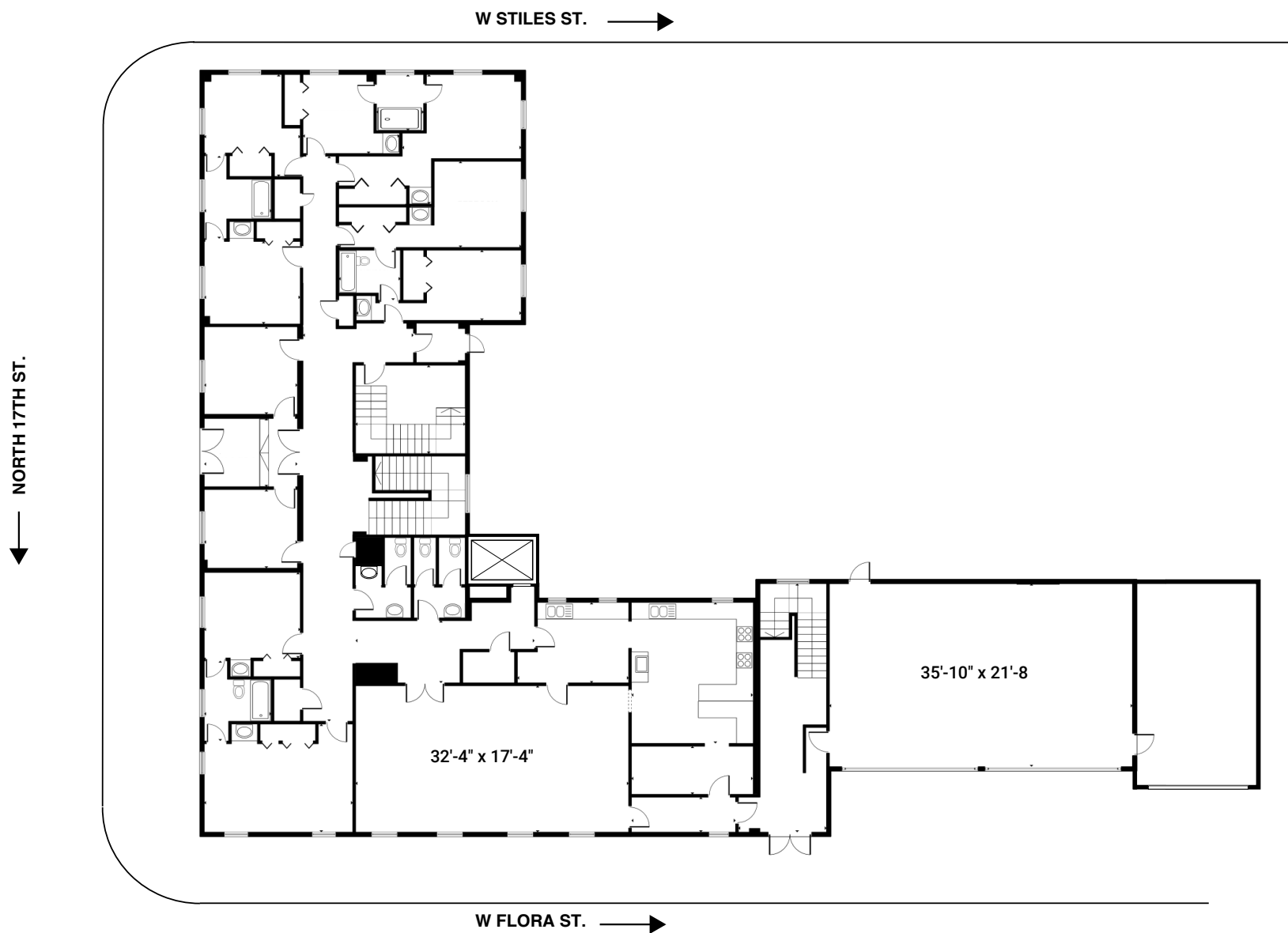
Address	1221-27 N 17th Street	1621-37 W Flora Street
Lot SF	9,197	5,449
Building SF	16,970	N/A
Zoning	RM-1	RM-1
OPA #	772510527	772510533



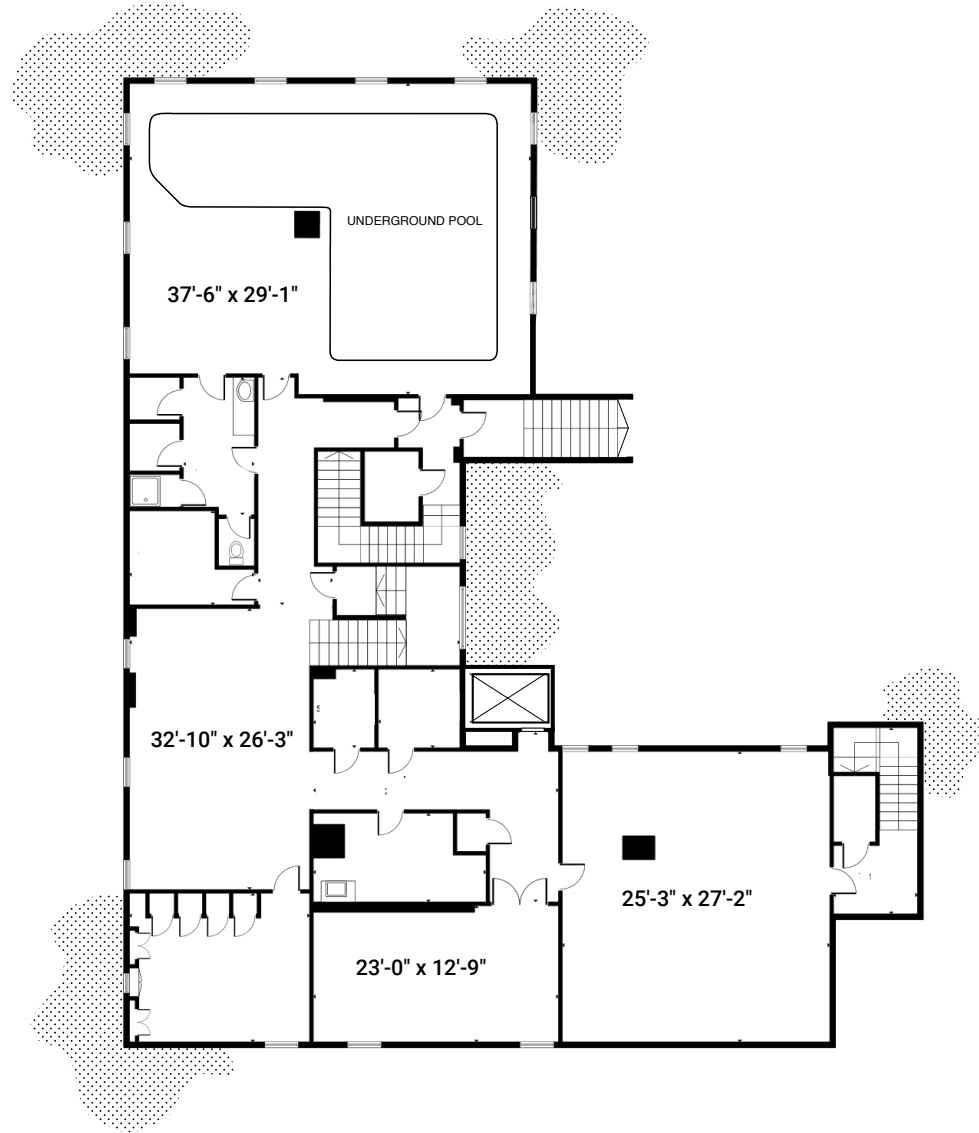




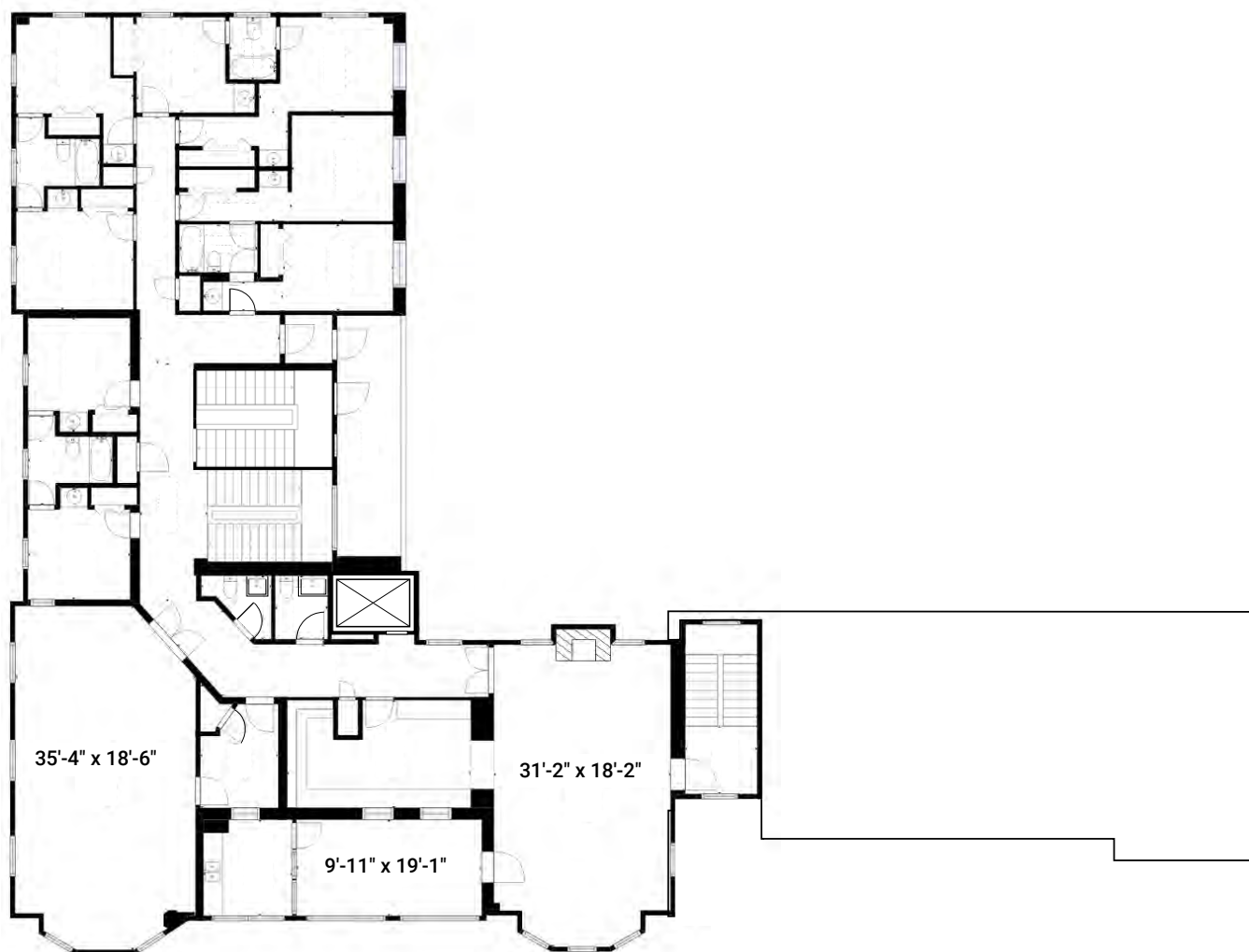
GROUND FLOOR PLAN



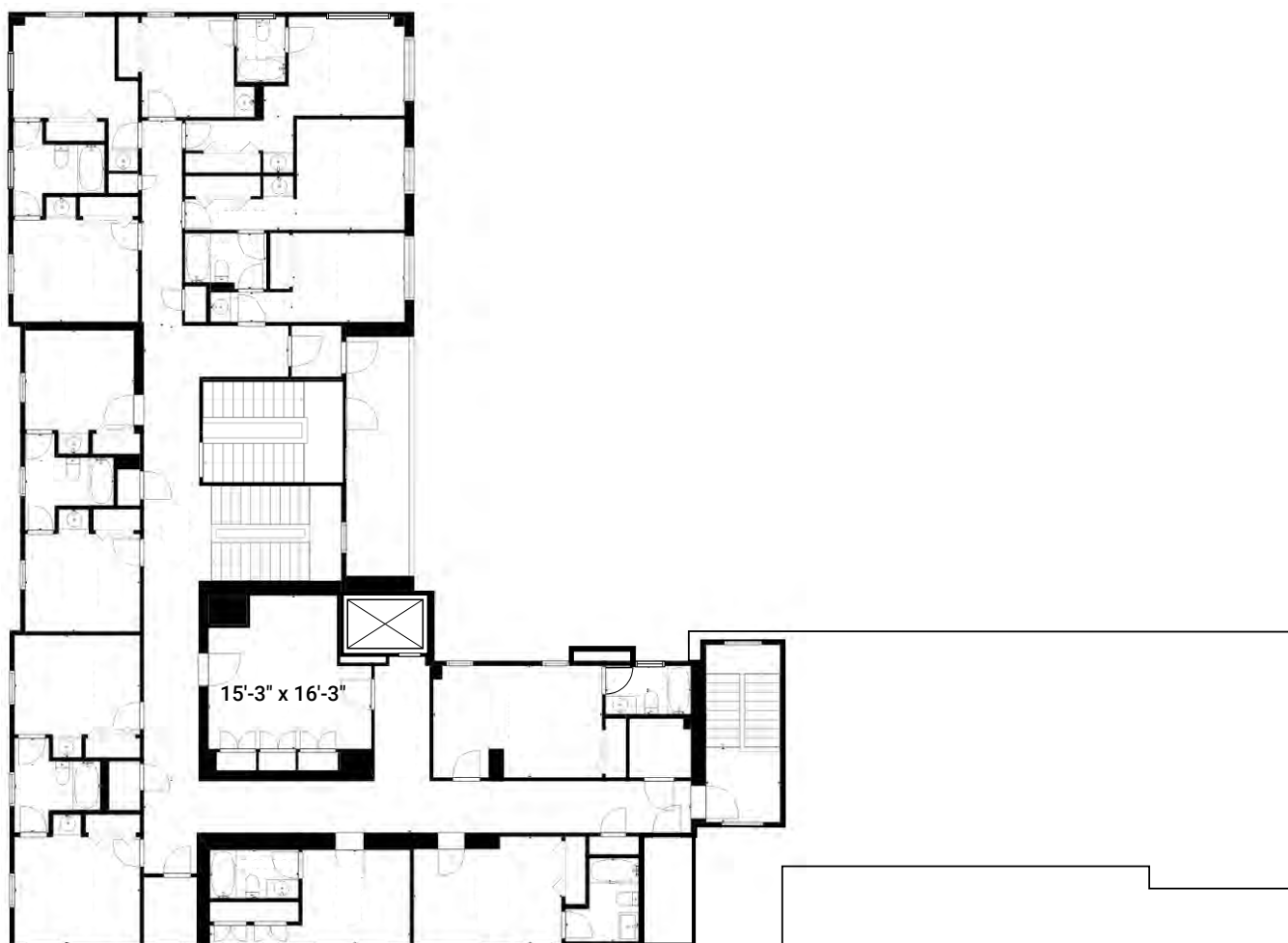
★ BASEMENT PLAN



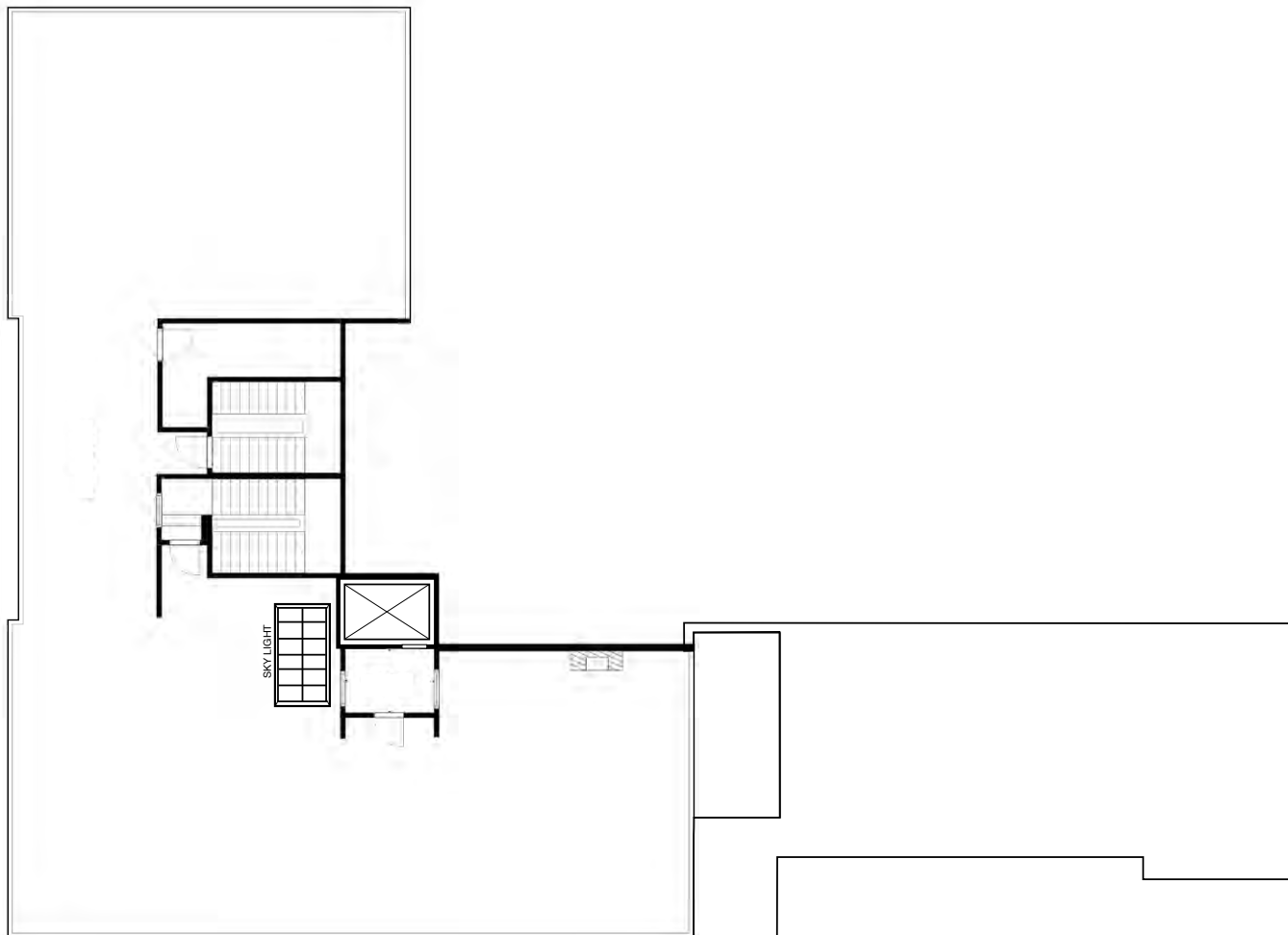
★ SECOND FLOOR PLAN



★ THIRD FLOOR PLAN



★ ROOF PLAN



★ PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product

#6
Largest City in the Country

7.2 MILLION
9th Largest MSA Population

 **#13**
Millennial Growth Rate Over
the Nation's 30 Largest Cities

 **#1**
Housing Value & Opportunity
(*National Association of Builders*)

 **#1**
City for Culture
(*Travel & Leisure Magazine*)

104
Colleges &
Universities

#22
Nation's Population Growth

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of 1,576,251 as of 2024. The greater Philadelphia region, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries in the region to thrive.

DISCLAIMER



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

All zoning information, including but not limited to, use and buildable footage must be independently verified.

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