



PhiladelphiaStructure.com  
charles balducci 215.798.8100

KELLER WILLIAMS PHILADELPHIA  
1619 WALNUT ST PHILADELPHIA, PA 19103





# Structure

PHILADELPHIA



## Commercial Real Estate Services For Small Business Owners and Private Investors

Philadelphia 'Structure' offers professional commercial real estate services to private individuals, investors, developers, and small business entrepreneurs in the core of Center City Philadelphia. We work closely to represent buyers and sellers, lessors and lessees to protect equity and turn a profit. We maintain a keen pulse on the marketplace and develop cash flow financial models to identify an effective fit that will achieve your desired goals. Direct: [215.798.8100](tel:215.798.8100)

If you want to locate a great new commercial property to add to your portfolio, or acquire land or a warehouse to develop contact us pronto. On the other side of the table, if you are thinking of selling a multi-family property or selling or leasing a mixed-use retail or a commercial office property, a warehouse, an industrial site, or wish to sell land for development, feel free to contact us for a no obligation consultation. [Charles Balducci](mailto:Charles.Balducci@gmail.com) | [PhiladelphiaCommercial@gmail.com](mailto:PhiladelphiaCommercial@gmail.com)





**ParksideFirehouse.com**  
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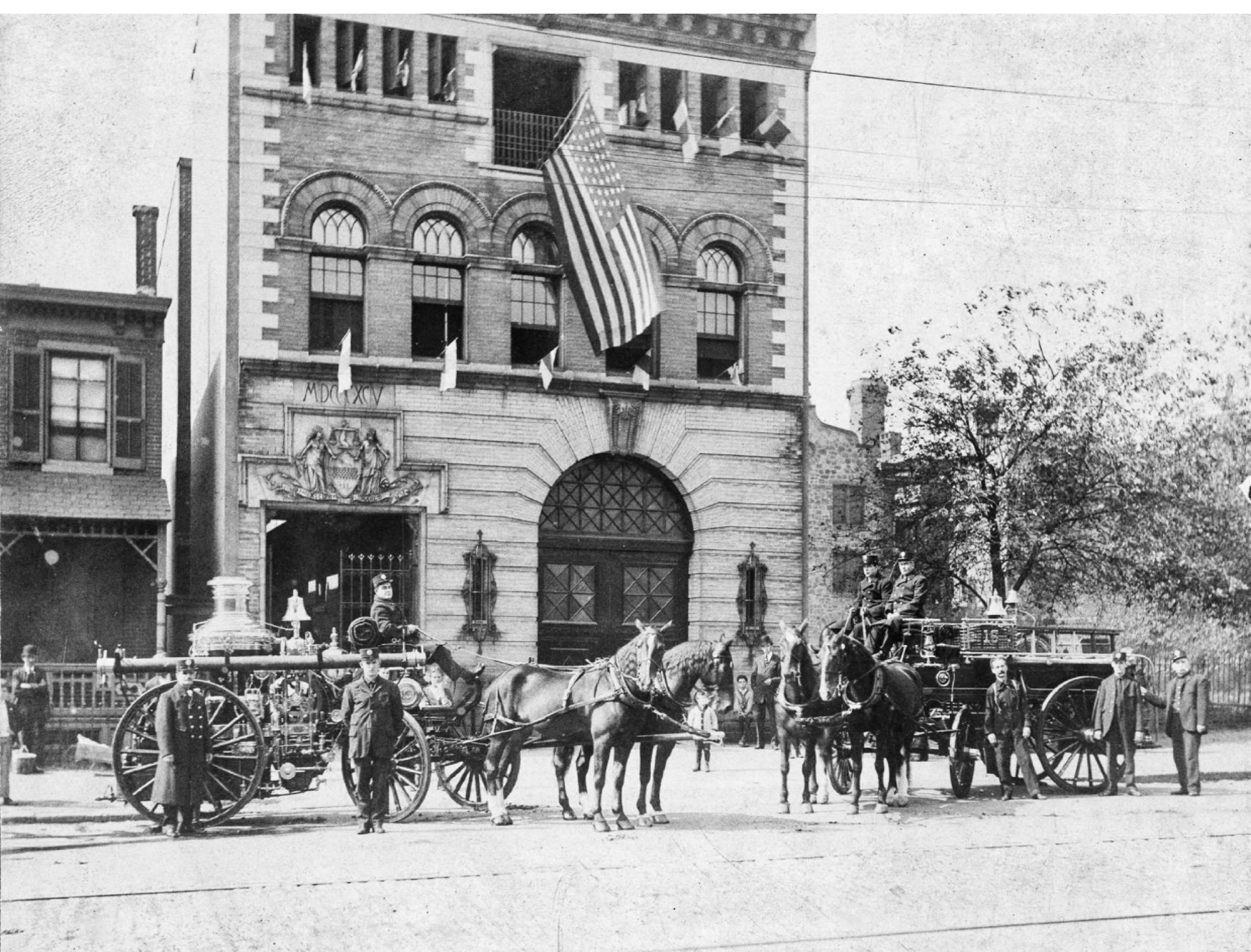




MDCCCXCV







mainstreet entrepreneurs

HISTORIC FIREHOUSE

\$469,000

**H**ISTORIC PROPERTY RARE QOZ DEVELOPMENT OPPORTUNITY: Priced to Sell, Robust Price Adjustment! West Philadelphia Historic Firehouse, Circa 1895. Convert and polish this extraordinary historic architectural gem into a stunning Custom Residential or Multifamily Structure, a Short Term Rental Facility, Boutique Hotel, a Custom Artisan-Professional Facility, an Atelier, Fine Art Studio, Sound Studio, a Non-Profit, a Learning Center, Community or Organizational Facility. ||

The 'Parkside Firehouse', as it is affectionally referred to, with its Beau Arts Italianate Renaissance Revival facade was designed by architect John Torrey Windrim, who apparently also had a hand in the Wannamaker building and numerous commercial, public, and municipal buildings and firehouses across Philadelphia. ||

This is a large building with a 31.5'x74.6' footprint standing as a three-story 6,885 SF unfinished brick shell with a modest backyard. Buyer may elect to add an additional 700 SF or 30% of the floor area as mezzanine loft space on the ground level. The overall 'as-built' lot size is 31.5'x81.8' or 2,577 SF. The structure's south side features a central light well on the upper two levels to illuminate the core of the interior space. An existing curb cut facilitates parking for 2-4 vehicles within the first level. The enclosed horse corral on the front left can be reopened and utilized as the main entrance to receive visitors and guests. ||

The property is zoned residential RM1 'multifamily' which is suitable for six residential units by code – based on 'as-built' measures – and is being offered for sale, 'AS IS, WHERE IS'. ||

## PARKSIDEFIREHOUSE.COM

1026-1028 BELMONT AVE PHILADELPHIA 19104

Building Height (Approx): Front 40'; Peak 47'. Ceiling Height: Basement 10'4" Clearance, First-floor 14.5'; Second-floor 12.5'; Third-floor front 10' Clearance soaring to 16' at the peak and sloping to 7' in the back. The full-depth unfinished basement is 1,754 SF featuring a handsome central arched masonry support spine sporting a 8' double barrel-vaulted ceiling. ||

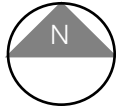
This large structure remains an improved shell that renders itself to numerous uses. Recent improvements include new historically approved windows on the facade, a new historically approved cornice, installed basic electric service throughout, replaced water service from the street main to the curb and from the curb to the building, a new roof, and initiated preliminary floor plan carpentry and roughed-in electric on the upper level. ||

The historic designation principally addresses the facade, not the interior spaces. Notwithstanding these strategic improvements to conserve the structure, this remarkable property essentially stands in shell condition and undoubtedly remains eligible for a Property Tax Abatement. ||

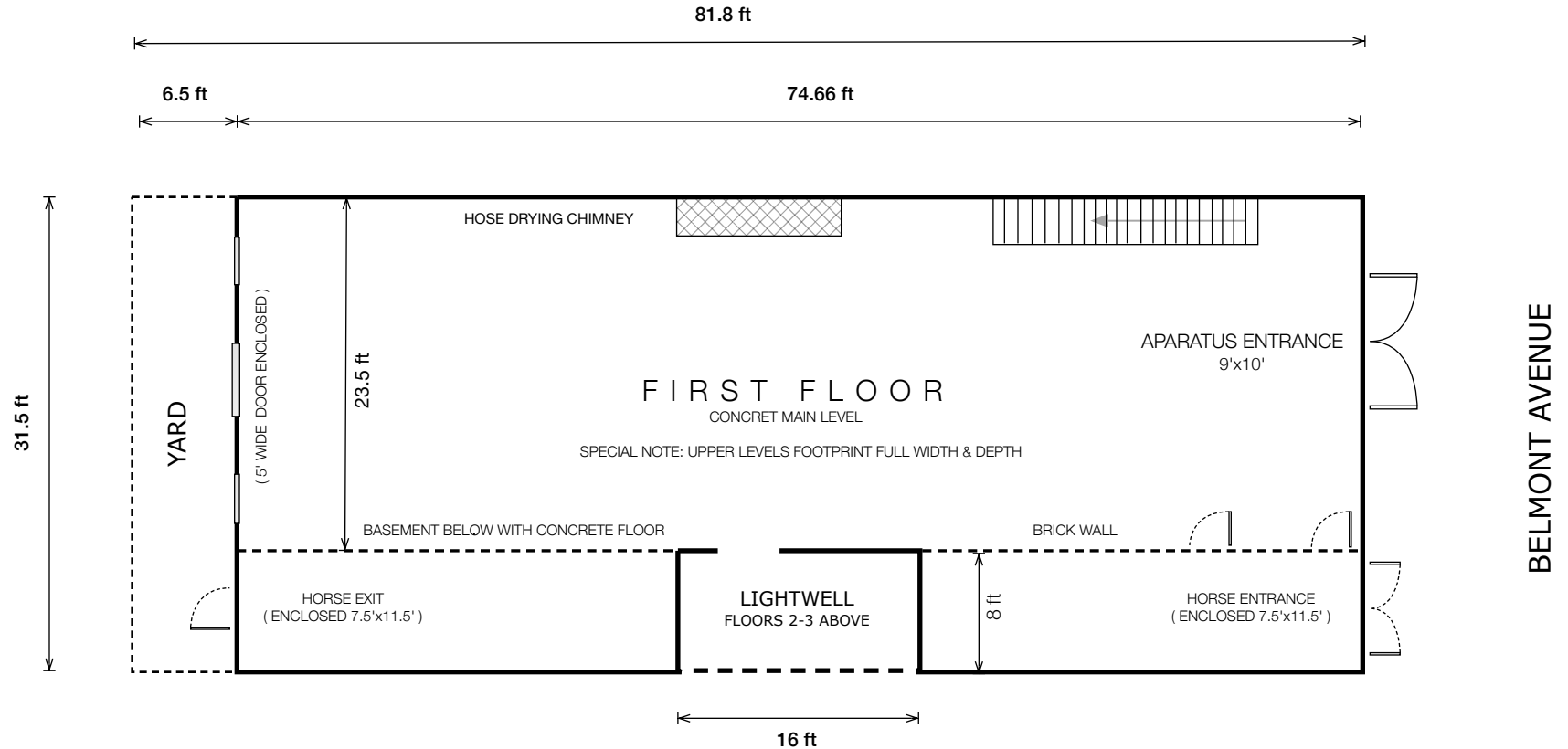
Furthermore, this development opportunity is located within a Qualified Opportunity Zone and is eligible to roll capital gain investments into real estate within the QOZ guidelines in exchange for favorable capital gains tax benefits for qualified buyers. This property, moreover, is located in the West Philadelphia Empowerment Zone, and finally, it sits in a zone designated for New Market Tax Credits. ||

This handsome property sits in an area percolating with new activity: Solid traffic counts. Good public transportation east-west and north-south. Easy Access to Parkside West a modern full-service shopping center, Mann Music Performing Arts Center, Children Please Touch Museum, Shofuso Japanese House and Gardens, the Centennial District, Microsoft School of the Future, Belmont Charter School, the Mainline, University City, and finally, the Philadelphia Zoo, and I-76 to King of Prussia, Center City, or the Philadelphia Airport. ||

This amazing Historic Firehouse property offers a compelling canvas to render your custom residential or business interests. Make it yours! Act promptly, this opportunity will likely move rapidly. Qualified Buyers. Serious Interests Only. ||



'AS-BUILT' GROSS MEASURES: APPROX



PARKSIDEFIREHOUSE.COM  
BRIGHT MLS: PAPH2149006

#### AS-BUILT MEASURES SUMMARY

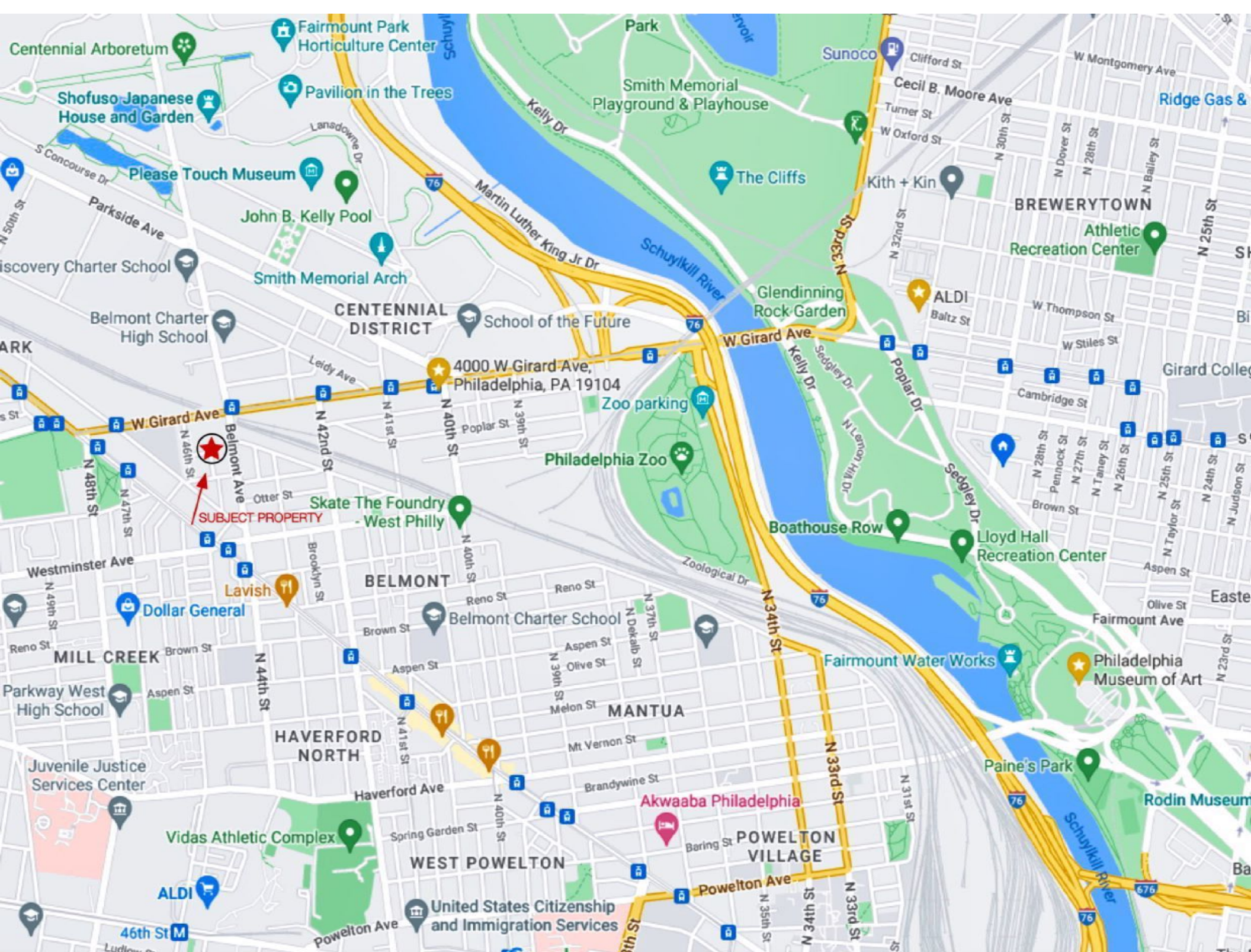
BLDG: 6,885 SF | 74'8" x 31'6"  
BASEMENT: 1,754 SF | 23.6" x 74'8"  
LOT: 2,577 SF | 31'6" x 81'10"  
HEIGHT: 40 FRONT | 47' PEAK  
EXISTING CURB CUT  
ZONING: RM1 MULTIFAMILY

## PARKSIDE FIREHOUSE

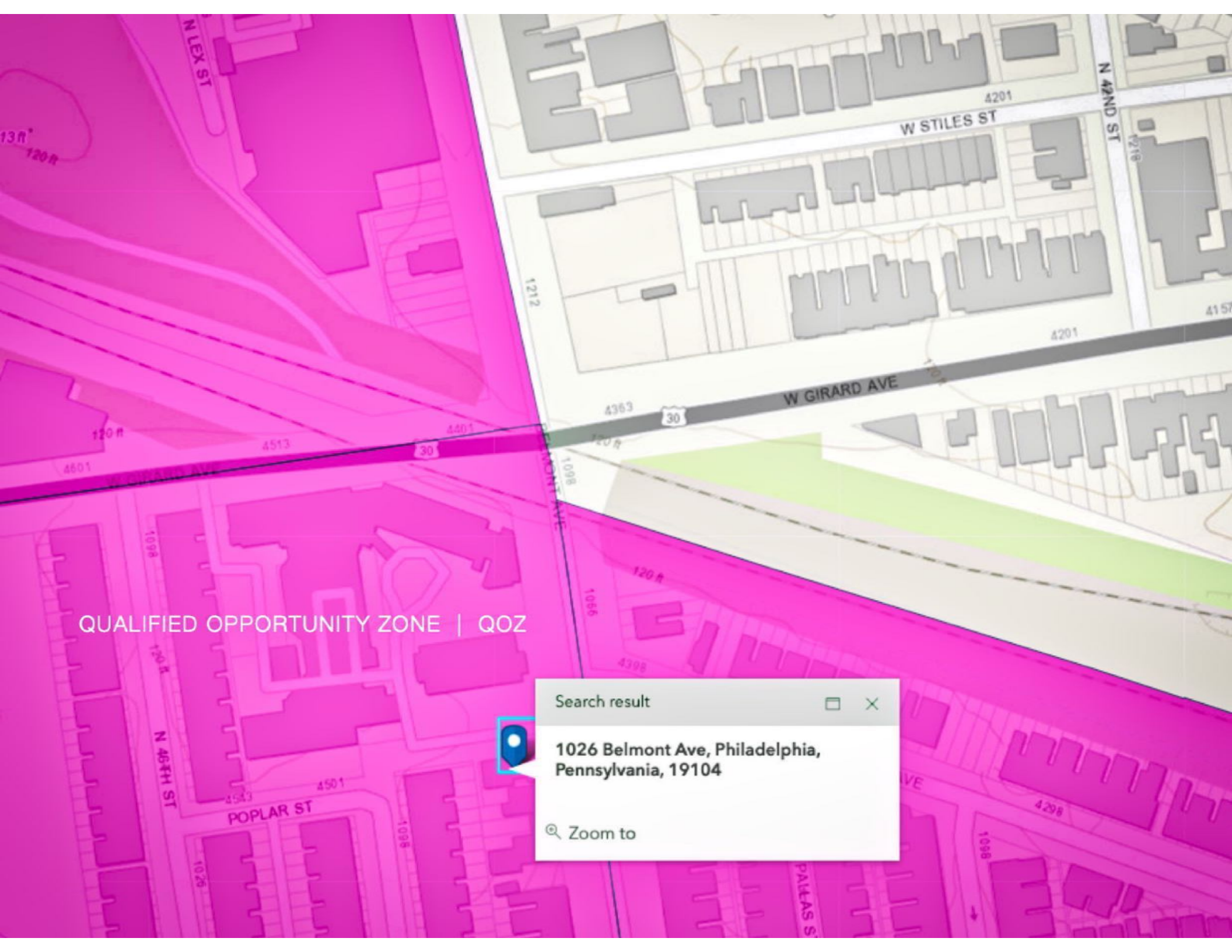
1026-1028 BELMONT AVE PHILADELPHIA, PA 19104  
REGISTERED HISTORIC PROPERTY: ENGINE Co. No. 16 FIREHOUSE

PROPERETY TAX ID: 062343200  
LOT # 27  
ASSESSMENT: \$165,000 (2022)  
PROPERTY TAX 2022: \$2,309









QUALIFIED OPPORTUNITY ZONE | QOZ

Search result



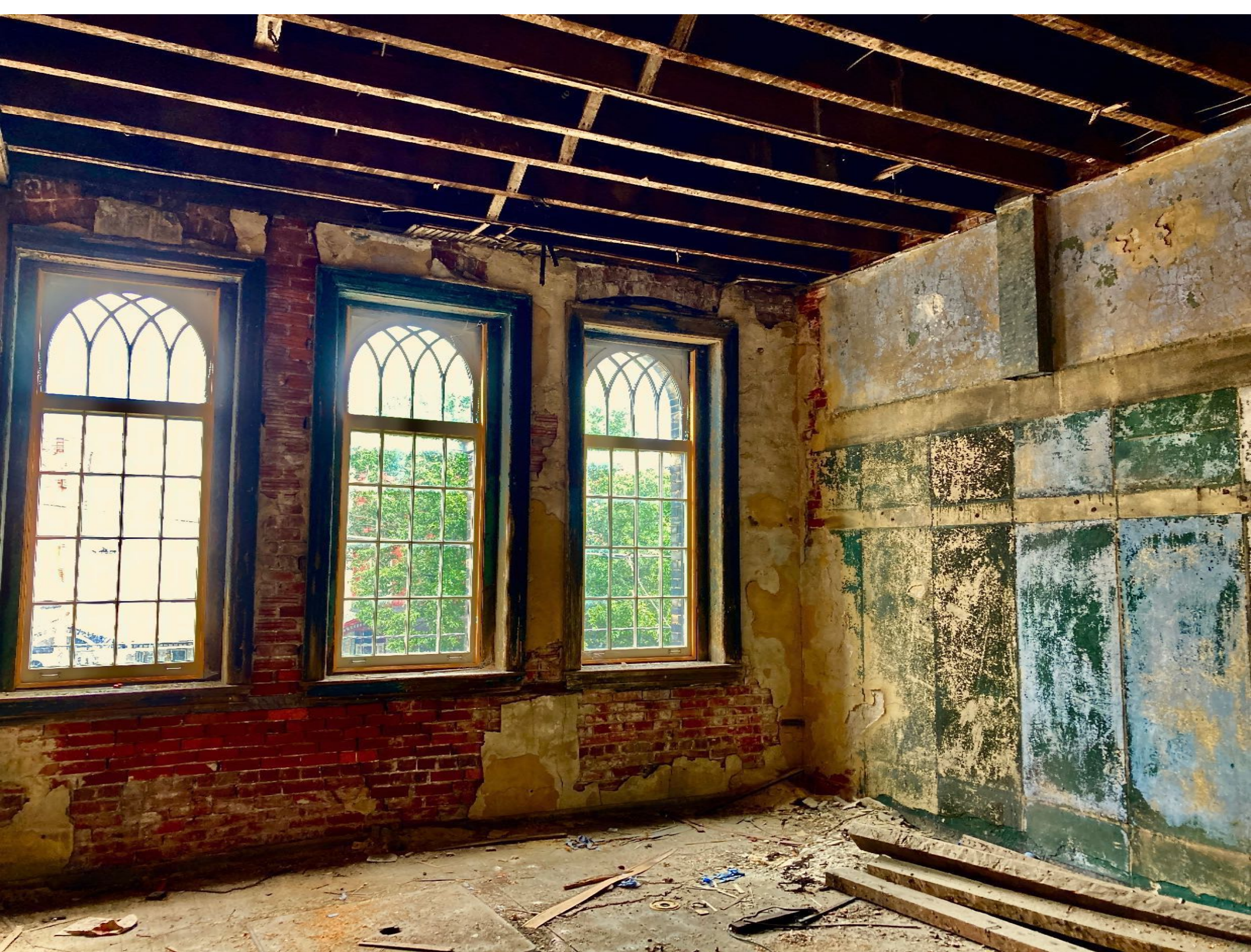
1026 Belmont Ave, Philadelphia,  
Pennsylvania, 19104

Zoom to





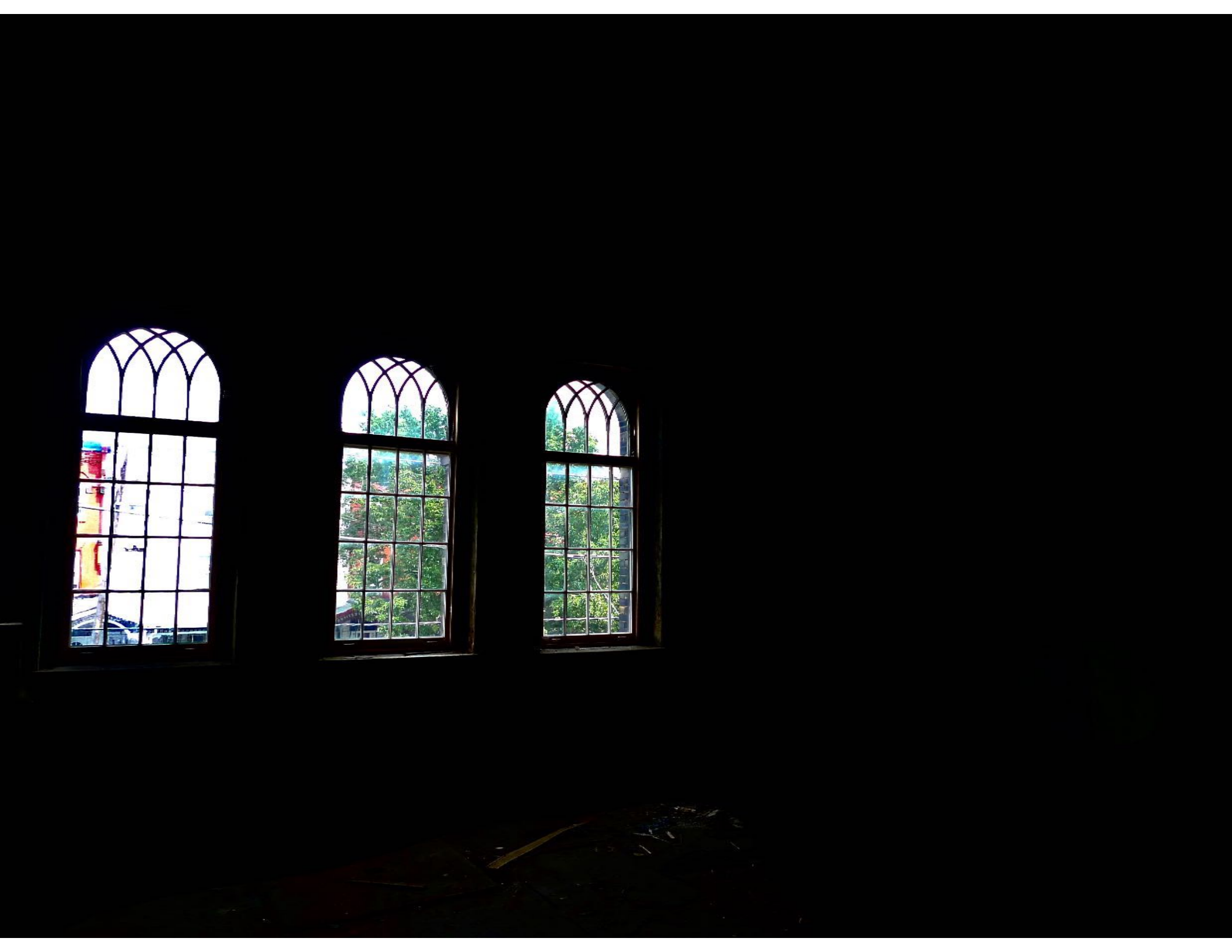














































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Fleming's Hall Museum  
Philadelphia, Pa.





