

\$2,100,000 - 1605 Ridge Ave, Philadelphia

MLS® #PAPH2509736

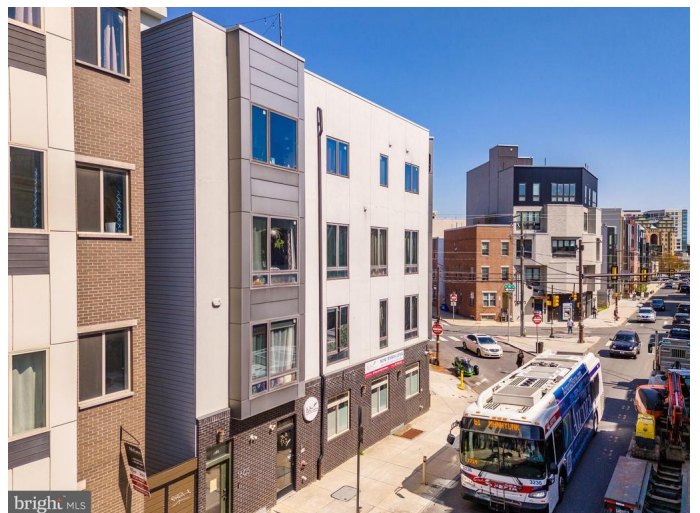
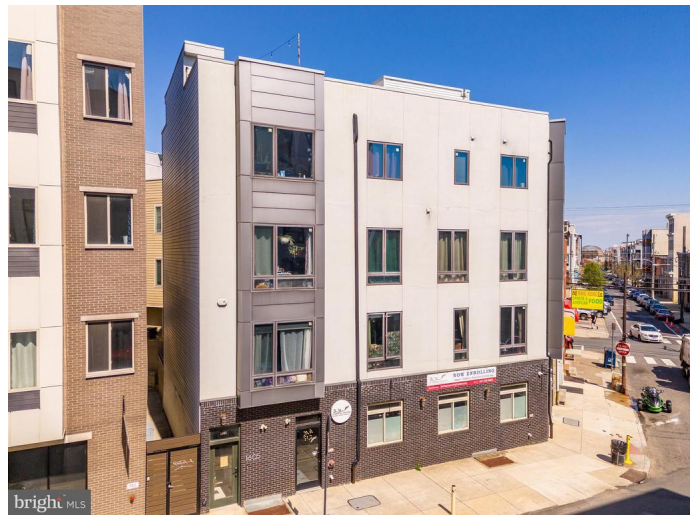
\$2,100,000

0 Bedroom, 0.00 Bathroom, 9,000 sqft

Commercial Sale on 0.02 Acres

FRANCISVILLE, Philadelphia, PA

Welcome to 1605 Ridge – a 6.69% CAP, boutique multifamily property sited at the prominent Ridge & Parrish corner intersection (at 16th Street) in the booming Francisville submarket of Philadelphia, Pennsylvania. Spanning 3 property widths (1601-03-05) with soft corner exposure, The Property commands a strong presence on the Francisville streetscape with a brick-clad base and bay windows above. Throughout its operating history, there has been little-to-no vacancy in the building – a testament to the quality of construction, location and spatial quality of the asset. On the ground floor, a neighborhood daycare operates the commercial space, having just exercised their 5-year NNN lease renewal option. Upstairs, there are five (5) oversized apartments, each with unique layouts: one (1) studio, three (3) 2bd x 2ba units and one (1) 3bd x 2ba unit. New Ownership can add a 5th floor – as of right – based on the current zoning in place and increase the density/unit count. Private roofdecks feature prominently in 1601-5 Ridge with Center City skyline views from atop the 4th floor. Located in the Francisville submarket just outside of Downtown Philly, residents of this 9,000 SF apartment building benefit from proximity to shops, breweries, cafes, grocers, restaurants and multimodal transport options – placing the entire city within reach of 1601-5 Ridge. Invest in a Top-10 USA MSA with the acquisition of 1605 Ridge. Real estate investment demand is largely driven by



Philly’s relative affordability as compared to its pricier neighbors to the north (New York, Boston) and south (Washington, D.C., Maryland, Virginia), with comparable lifestyle standards – connectivity, culture, cuisine and convenience in Greater Philadelphia rival the nation’s leading metros. Investment sales in the Francisville submarket have been surging, largely due to its desirability for young professionals seeking contemporary accommodations in new construction apartments just outside of the downtown urban core.

Built in 2018

Essential Information

MLS® #	PAPH2509736
Price	\$2,100,000
Bathrooms	0.00
Square Footage	9,000
Acres	0.02
Year Built	2018
Type	Commercial Sale
Sub-Type	Five Or More Units
Status	Active

Community Information

Address	1605 Ridge Ave
Area	19130
Subdivision	FRANCISVILLE
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19130

Amenities

View	City
------	------

Interior

Heating	Central
Cooling	Central A/C
# of Stories	4

Exterior

Lot Description	Additional Lot(s), Corner Lot
Roof	Fiberglass

School Information

District	PHILADELPHIA CITY
----------	-------------------

Additional Information

Date Listed	July 10th, 2025
Days on Market	110
Zoning	CMX25

Listing Details

Listing Office	Keller Williams Liberty Place
----------------	-------------------------------



© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty . are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 28th, 2025 at 1:00am EDT