

\$9,500,000 - 6610-12 Germantown Ave, Philadelphia

MLS® #PAPH2387150

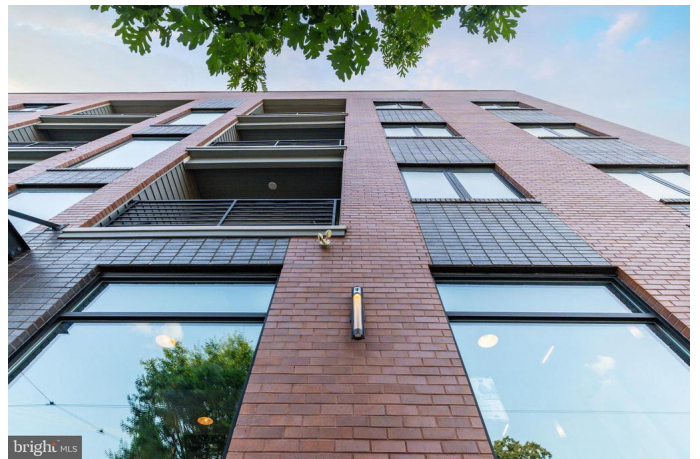
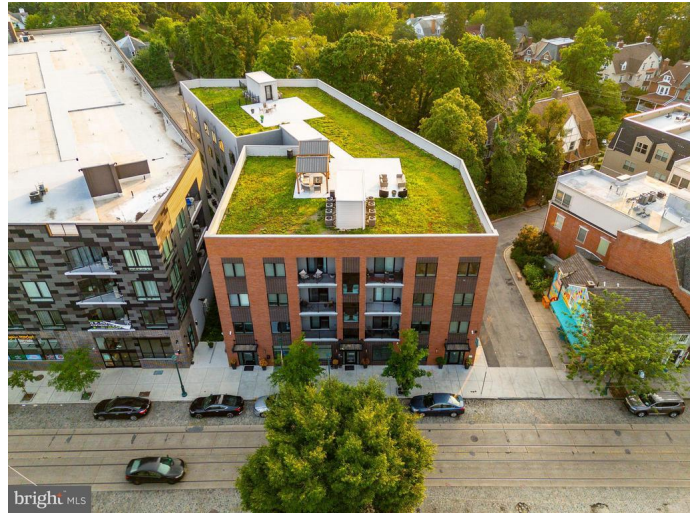
\$9,500,000

0 Bedroom, 0.00 Bathroom, 51,835 sqft

Commercial Sale on 0.36 Acres

N/A, Philadelphia, PA

Pelham Place Apartments: This exceptionally-designed, 51,835 SF multifamily investment property is a turnkey blue-chip apartment building located in a coveted submarket in Northwest Philadelphia (NWPHL) â€” Mount Airy. Anchored by two (2) essential businesses on the ground floor, 36 apartments rise 4 storeys up to a landscaped green roof with panoramic vistas of Mount Airy and the surrounding lush landscape of NWPHL. The unit matrix includes two (2) commercial units, four (4) 1bd, twenty-seven (27) 2bd, and five (5) 3bd apartments. Average size for the apartment units is a generous 914 SF â€” well in excess of market averages. \$1770/unit is the average rental price. The oversized apartment homes feature modern fit + finish kits including high ceilings, window treatments, stone countertops, carpeted bedrooms with spacious closets, sleek LVP flooring in kitchens and living areas, custom shaker cabinetry and contemporary bath suites. Keyless entry and digital high-tech security intercoms provide a seamless building access experience. A fully-equipped business lounge and entertainment center are located on the ground floor, providing 24-hr access and enjoyment for residents immediately upon entering the building â€” similar to the look and feel of a luxury boutique hotel â€” complete with with MAC desktop stations, a full-sized wet bar, deluxe furnishings, televisions, fireplace, coffered ceilings, wallpapered surrounds and local artwork. A fully-equipped



fitness center is located in the lower level as well. Located on the historic cobbles of Germantown Avenue with amenities in abundance (all within walking distance), Pelham Place Apartments represents one of the finest acquisition opportunities in the Greater Philadelphia MSA to purchase a "like new" construction stabilized asset in an "in-demand" Philly neighborhood at a value well below replacement cost. 10 year tax abatement. Buyer responsible for verifying taxes, SF, financials in DD.

Built in 2017

Essential Information

MLS® #	PAPH2387150
Price	\$9,500,000
Bathrooms	0.00
Square Footage	51,835
Acres	0.36
Year Built	2017
Type	Commercial Sale
Sub-Type	Five Or More Units
Status	Active Under Contract

Community Information

Address	6610-12 Germantown Ave
Area	19119
Subdivision	N/A
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19119

Amenities

View	City, Panoramic, Scenic Vista, Trees/Woods
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Interior

Heating	Central
Cooling	Central A/C
# of Stories	4

Exterior

Roof	Fiberglass
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	August 22nd, 2024
Days on Market	206
Zoning	CMX2

Listing Details

Listing Office	Keller Williams Liberty Place
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Listing information last updated on October 29th, 2025 at 8:15am EDT