

TURN KEY ESTABLISHED MEDICAL PRACTICE

AND Two Mixed use Properties for Sale!

2244-2246 N FRONT ST, PHILADELPHIA, PA 19133

GENERAL MEDICINE
FRANCIS TALANGBAYAN, M.D.

OFFICE HOURS
MONDAY TO FRIDAY
9 A.M. TO 4 P.M.
Call 739-7400

DOCTOR'S OFFICE
FRANCIS TALANGBAYAN, M.D.

2244

ERGO 
REAL ESTATE

PROPERTY OVERVIEW



New construction is everywhere around this golden opportunity on this critical artery of the Fishtown Kensington development boom.

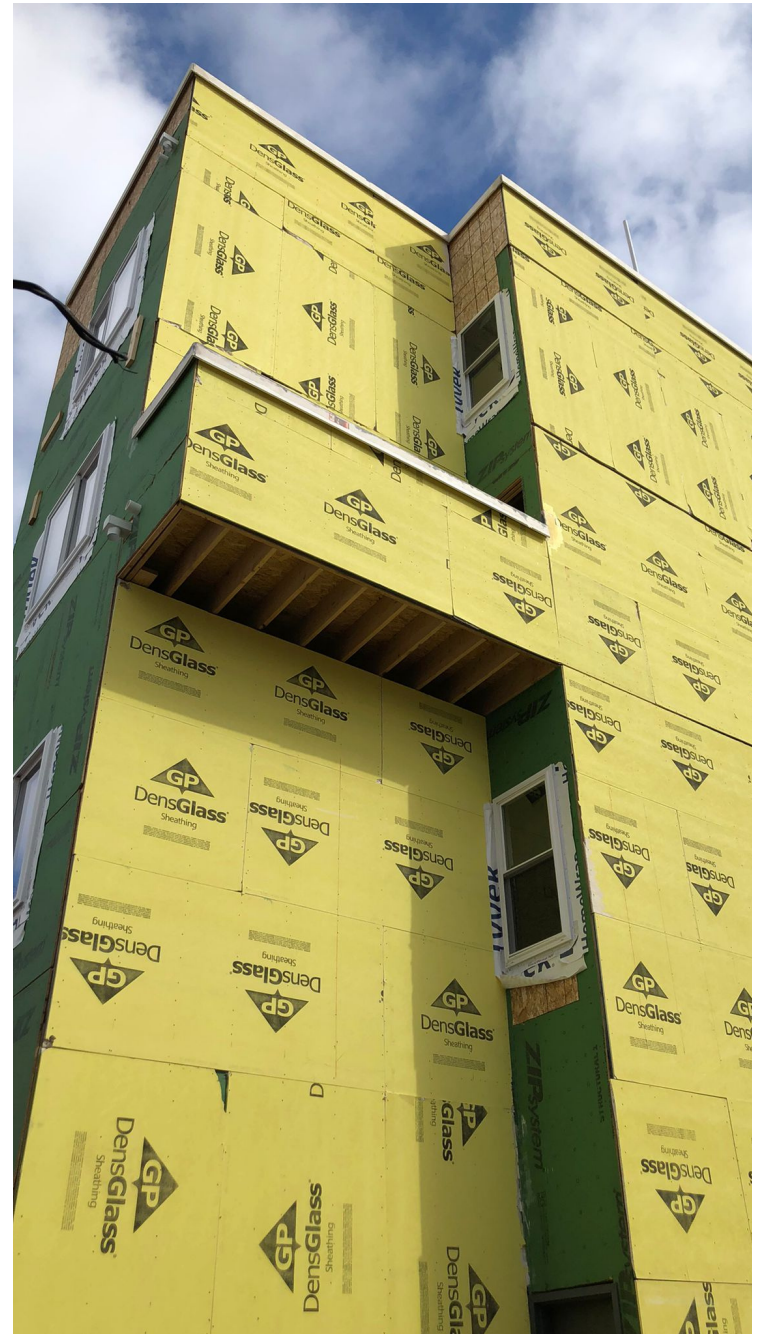
- This double wide property (2244-46 N Front St) is currently being used as a general medical practice.
- The 1st floor is straight through both parcels and has no dividing wall.
- The basement is separated by a party wall as well as the 2nd and 3rd floors.
- The 2nd and 3rd floor are used for storage and are currently not occupied nor are they set up as residential units.

These properties and medical practice can be bought collectively or separately. The asking price for each property is \$200,000 and the medical practice is asking \$600,000 to buy the business.

- By right you are able to develop this building to gross about 4,536 Sq/Ft containing 4 units.
- The price per Sq/Ft for commercial spaces from a rental standpoint is roughly \$1.58.
- The commercial space covers the whole lot estimating rent to be roughly \$1,600/month.

Ideally it would be best to develop the residential units into 2 bed 2 bath units each which we conservatively estimated rent to also be \$1,600/month.

- The potential income from this property is estimated at \$6,400/month.
- This can be a fantastic opportunity for any medical professional looking to start a practice, already have clientele in place and begin making money the day after closing.



OPPORTUNITIES

- Turn Key established medical practice and two mixed use properties for sale. This is a rare opportunity for a doctor or medical professional to take over an established medical practice with a substantial revenue system and set the foundation for a much needed family medicine practice in a booming neighborhood with a high demand for this type of service.
- Add value to the medical practice by establishing an urgent care center in the same location. There is no urgent care center close by. Urgent care is a notoriously high income low overhead business model that serves a vital role in the wellness of a growing community. It's a no brainer for a medical professional who has a strong business sense.
- By right the allowance is for one commercial space and two apartments per property meaning this property could be 1-2 commercial spaces from 800-1600 square foot plus the basement and two apartments.
- Add value by adding on to the third floor addition or possibly adding a 4th story and using the full basement space as an additional offering to the commercial occupancy at the ground level.
- 90 percent financing opportunity through SBA with as little as \$100,000 investment +/- this high cash flow performing asset with expansive appreciation and equitable value can be acquired and turned into a cash cow operation.
- Area has a high demand need for care and medicine practices.



NEIGHBORHOOD SUMMARY



Norris Square Demographics



There are 3,791 residents in Norris Square, with a median age of 31. Of this, 48.09% are males and 51.91% are females. US-born citizens make up 77.02% of the resident pool in Norris Square, while non-US-born citizens account for 17.34%. Additionally, 5.65% of the population is represented by non-citizens.

POPULATION

Total Population: 3,791
Male Population: 1,823
Female Population: 1,968

HOUSEHOLDS

Total Households: 1,239
Avg People Per Household: 3
Family Households: 640
Non-Familu Households: 599

MOVED

Moved from Abroad: 38
Moved from Same County: 464
Moved from Same State: 212
Moved from Different State: 136
Same House as Last Year: 2,903

HOUSING

Occupied Housing Units: 1,239
Owner Occupied: 519
Renter Occupied: 720
Non-Familu Households: 599

ZONING SUMMARY

CMX-2 Zoning

This site is also located in a Qualified Opportunity Zone (QOZ) and is spread across 3 parcels. The site includes 32 feet of frontage on Front Street and runs street to street, with 64 feet in depth totaling 2048 ground square feet. Zoned CMX 2 this site has tons of potential for the right developer to build a sizable project or renovate to convert the property into a mixed use cash cow amidst the development sonic boom. By right, the building height can be 55 feet or up to 62 feet with a bonus, 5 or 6 stories in total. This is a one of a kind development opportunity in the heart of some of the hottest areas Philadelphia has to offer.

CMX-2 BUILDING CODES

Max Occupied Area (% of lot): Intermediate: 75 - Corner: 80

Minimum Side Yard Width, Each (ft): 5 if Used

Minimum Rear Yard Depth (ft): The greater of 9ft or 10% of lot depth

Max Height (ft): 38

In the CMX-2 district, a minimum of 480 sq. ft. of lot area is required per dwelling unit, provided that whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

Zoning Summary

Two contiguous properties with a total of four residential and two commercial. Existing use of buildings includes a medical office and apartments. Total max gross building area 6,142 sqft.



CMX-2 BY RIGHT

Lot Size: 1,024 sq ft

Improvement Area: 2,016 sq ft

Frontage: 16ft

PROPOSED ANNUAL OPERATING EXPENSES

Proposed Operating Statement

EXPENSES:

Taxes: \$115

Insurance: \$225

Maintenance (10% monthly income): \$867.40

Management (10% of monthly income): \$867.40

Total Expenses \$2,074.80

INCOME:

Monthly Net Income:

$\$8,674 - \$2,074.80 = \$6,599.20$

Annual Net Income:

$\$6,599.20 \times 12 = \$79,190.40$

CAP RATE:

10%: $79,190.40 / .1 = \$791,904$

9%: $79,190.40 / .09 = \$879,893.33$

8%: $79,190.40 / .08 = \$989,880.00$

7%: $79,190.40 / .07 = \$1,131,291.43$

Operating Statement for Medical Practice

\$300,000 gross annual income

\$67,380.40 annual expenses

.....

Net Income \$232,619.60

EXPENSES:

Salaries Total for Three Assistants - \$40,000.00/per year

Malpractice Insurance - \$15,000.00/per year

Electric for both buildings - \$5,000.00/per year

Maintenance - \$2,800.00/per year

Water Bill for both buildings - \$25-\$35.00/per month

Trash Collection - \$350.00 every 3 months

Property Tax: 2244 Building - \$1,380.20 & 2246 Building - \$1,380.20

Roof Repair - Done March 21, 2022 - \$2,900.00 & April 2022 - \$700.00

Repairs done for both buildings

Practice Profile:

Patient Based - 9,800 Patients

Type of Patients

- Medicare Advantage
- Medicare
- Medicaid
- Blue Cross Blue Shield
- Personal Choice
- Keystone Heath Plan East & other insurances

Proposed Operating Statement

How the property currently stands:

PROJECTED RENT PER UNIT:

Commercial Space:

Average Price per Sq/Ft: 1.58

Used Comps on Front St and 2nd St: 1.67,1.82,2.83,1.26,1.77,.94,1.07,1.43,1.43

Projected Rent: $1.58 \times 1,024$ (Lot Size) = \$1,617

2 bed 2 bath:

Average Price per Sq/Ft: 1.70

Used Compes on Front St and West: 2.05,2.09,2.08,1.89,1.7,1.34,1.34,1.6,1.82

Projected Rent: 1.70×800 (Estimate of 2nd floor Sq/Ft) = \$1,360

Total Rent for Quadplex (Both Buildings):

Commercial Unit: \$1,617

Commercial Unit: \$1,617

2 bed 2 bath: \$1,360

2 bed 2 bath: \$1,360

2 bed 2 bath: \$1,360

2 bed 2 bath: \$1,360

\$8,674/monthly Income

Proposed Operating Statement

What you can develop the property into:

WHAT YOU CAN BUILD:

Max occupied area (% of lot): Property already sits on 100% of the lot

Max Floor Area Ratio: $1,024 \times 3 = 3,072$

Max # of units: 2

Breakdown:

$3,072 \times .85$ (account for common area) = 2,611 - 1,024 (Commercial Space) = 1,587 Sq/Ft for Residential Space

Total Rent for Quadplex (Both buildings):

Commercial Unit: \$1,617

Commercial Unit: \$1,617

3 bed 2 bath: \$1,800

3 bed 2 bath: \$1,800

\$6,834/monthly Income

About Us

ERGO Real Estate is a full-service, residential and commercial real estate advisory firm located in Philadelphia, PA.

With positive-impact global visions, we currently serve our local community in the Philadelphia metropolitan area, surrounding counties, as well as the real estate markets in both New York and Delaware.

Our deep investment in the well-being of our extended community fosters a company culture of true partnership and connection. It drives our mission to empower individuals, create solutions, and inspire the boundless pursuit of their dreams.

With synergy, innovation, and integrity as our guiding principles, we aim to build sustainable, long-term relationships with our clients and project partners, to streamline the real estate process and support each individual on their path of achievement

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MARKET OVERVIEW



Market Overview



21.5 MILLION SF OF NEW DEVELOPMENT

61 major projects and 21.5M SF in new development was completed or underway between Fairmount and Washington avenues. More than half are mixed-use residential. Notable development in Philadelphia includes the Comcast Tower, Aramark headquarters, a new 51-story Westin/Element-branded hotel, Lincoln Square, East Market.



\$1 BILLION IN PHILADELPHIA RETAIL DEMAND ANNUALLY

Philadelphia's 305,000 workers, 193,000 residents, 112,000 college students and 3.5M visitors (based on occupied hotel rooms) drive retail demand to more than \$1B in retail demand annually. Since 2013, 77 national retailers have opened in Philadelphia with 75% of Center City Retailers being independent, local establishments and boutiques.



2018 BROUGHT THE LARGEST JOB INCREASE IN 50 YEARS

2018 reported 15,400 added positions which is the largest one-year gain since 1969. Philadelphia has added jobs every year since 2009. 52.5% of downtown workers live in Philadelphia. Center City Philadelphia holds 42% of the city's jobs bringing 300,000 passengers downtown every weekday.

Market Overview



PHILADELPHIA AREA SNAPSHOT

Total Wage & Salary Jobs:	305,500
Partners & Self-Employed Workers:	9,500
Retailers:	986
Full-Service Restaurants:	468
Quick Service Restaurants:	450
Colleges & Universities:	14
Total Enrollment in Higher Education:	33,913
Annual Philadelphia International Airport Passengers:	31.7M
2018 Weekday Average SEPTA Broad Street Line Ridership:	111,575
Housing Units Completed in Greater Center City in 2018:	2,810
Average Home Sale Price:	\$484,920
Apartment Median Asking Price:	\$1,904
Greater Center City Population:	193,187
Greater Center City Avg. Household Size:	2.0
Greater Center City Median Household Income:	74,414

PHILADELPHIA AREA TOP EMPLOYERS

University of Pennsylvania and Health System	40,697
Thomas Jefferson University and Jefferson Health	30,000
Comcast Corporation	12,349
Drexel University	12,124
Tower Health	11,317
Vanguard Group	11,300
Main Line Health	11,000
Temple University Health System	9,808
Einstein Healthcare Network	8,645
Wells Fargo Bank	6,328
Independence Health Group	6,116

PHILADELPHIA TRANSPORTATION



SEPTA, Southern Pennsylvania Public Transportation Authority, is comprised of bus, subway, trolley and rail systems connecting commuters from the surrounding five counties to Center City Philadelphia.



Major highways in Philadelphia include: Interstate-95, Interstate-76, Interstate-476, US 1, Interstate-676, Route 202, Route 100, Route 322, Route 422, Route 309, Route 13, Route 30 among others.



Amtrak offers regional/domestic rail connections through the 30th Street Station Amtrak hub. There are approximately 2200 trains that service the northeast corridor daily.



The Philadelphia International Airport, PHL, is the largest airport in the state and is conveniently located just outside the city limits.

Greater Philadelphia

Philadelphia has experienced substantial population growth. At the same time, Philadelphia's cost of living remains significantly lower than its peer northeast cities. Philadelphia delivers the opportunity for additional growth and value creation that investors are seeking.

1.6M

People

100+

Regional Colleges &
Universities

90K+

Graduating
Students a
Year

