

\$325,000 - 1618-22 Sellers St, Philadelphia

MLS® #PAPH2529208

\$325,000

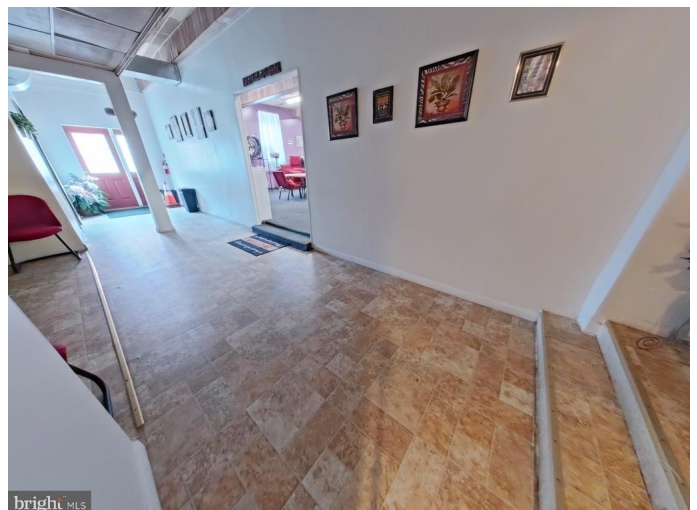
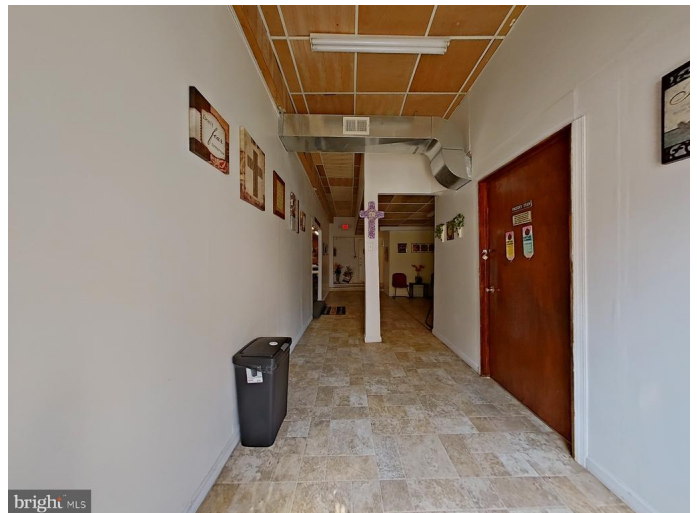
0 Bedroom, 0.00 Bathroom, 6,526 sqft
Commercial Sale on 0.07 Acres

FRANKFORD, Philadelphia, PA

Exceptional investment and owner-user opportunity in the heart of Philadelphia's Frankford neighborhood! This two-story, 6,526 sq/ft commercial building is zoned CMX-2, offering excellent flexibility for mixed-use, redevelopment, or continued income-producing purposes. This property has two units with the 1st floor being rented by a Church and has occupied the space for a long time. The church is on a month-to-month triple net lease paying \$1,500/month. The second floor is currently vacant and in shell condition. The current owner uses this second floor for storage purposes.

The building is well maintained and has two separate electric meters and one water meter. The first-floor unit is in great condition and includes forced air for heating and cooling. The church has your typical assembly hall for weekly services, common area, office, two bathrooms, and even a small kitchen area. There is a small basement accessible from the front which provides additional utility or storage space.

Located in a high-traffic area of Frankford, this property offers excellent visibility and accessibility, making it ideal for investors, business owners, or developers. With an income-producing first floor and an opportunity to add significant value on the second, this property is perfect for anyone seeking a cash-flowing investment with upside potential.



Built in 1924

Essential Information

MLS® #	PAPH2529208
Price	\$325,000
Bathrooms	0.00
Square Footage	6,526
Acres	0.07
Year Built	1924
Type	Commercial Sale
Sub-Type	Services
Status	Active

Community Information

Address	1618-22 Sellers St
Area	19124
Subdivision	FRANKFORD
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19124

Amenities

View	Street
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Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	2

Exterior

Lot Description	Rear Yard
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	August 30th, 2025
Days on Market	79

Zoning

CMX2

Listing Details

Listing Office

RE/MAX @ HOME



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Listing information last updated on November 16th, 2025 at 12:45pm EST