

\$285,000 - 4617 Lancaster Ave, Philadelphia

MLS® #PAPH2554234

\$285,000

0 Bedroom, 0.00 Bathroom, 2,220 sqft
Commercial Sale on 0.03 Acres

PHILADELPHIA (WEST), Philadelphia, PA

Unlock the potential of this CMX-2 zoned property located in a rapidly developing pocket of West Philadelphia, just minutes from University City and major transit routes. This versatile property offers multiple possibilities for investors, developers, or owner-operators looking to capitalize on the area’s ongoing growth and revitalization. With CMX-2 zoning, you can explore options such as mixed-use development, retail or office space with residential units above, or a multi-family conversion—the possibilities are wide open. The property sits in a high-demand rental and commercial corridor, surrounded by new construction, universities, and thriving local businesses. Whether you’re seeking your next cash-flowing investment, a redevelopment project, or a strategic addition to your portfolio, this West Philly gem offers the flexibility and location to make it happen.



Built in 1915

Essential Information

MLS® #	PAPH2554234
Price	\$285,000
Bathrooms	0.00
Square Footage	2,220
Acres	0.03
Year Built	1915
Type	Commercial Sale
Sub-Type	Mixed Use

StatusActive

Community Information

Address4617 Lancaster Ave
Area19131
SubdivisionPHILADELPHIA (WEST)
CityPhiladelphia
CountyPHILADELPHIA-PA
StatePA
MunicipalityPHILADELPHIA
Zip Code19131

Interior

Heating90% Forced Air
CoolingNone

School Information

DistrictPHILADELPHIA CITY

Additional Information

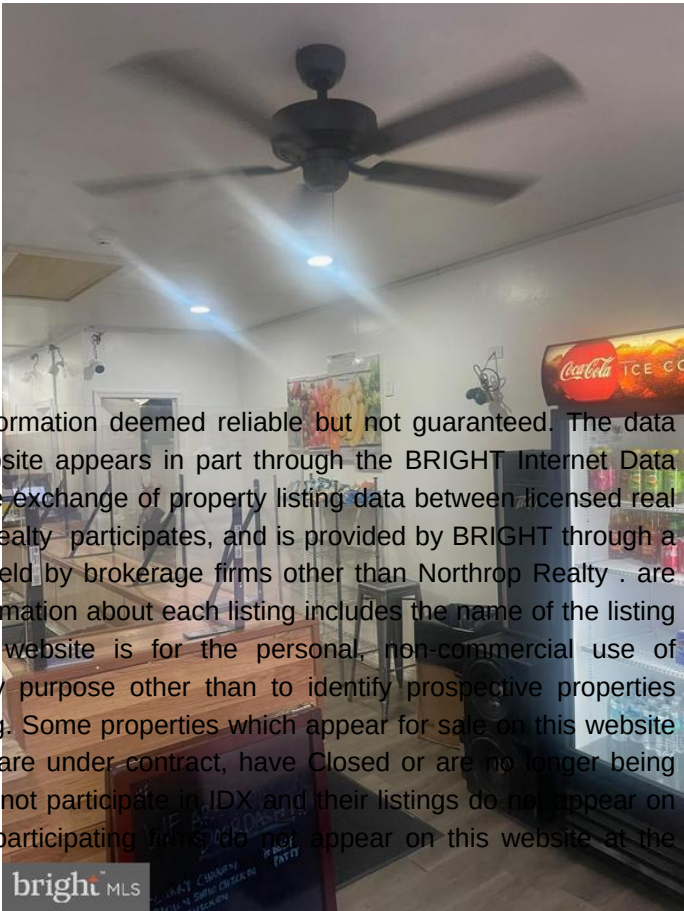
Date ListedOctober 30th, 2025
Days on Market5
ZoningCMX2

Listing Details

Listing OfficeCG Realty, LLC



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