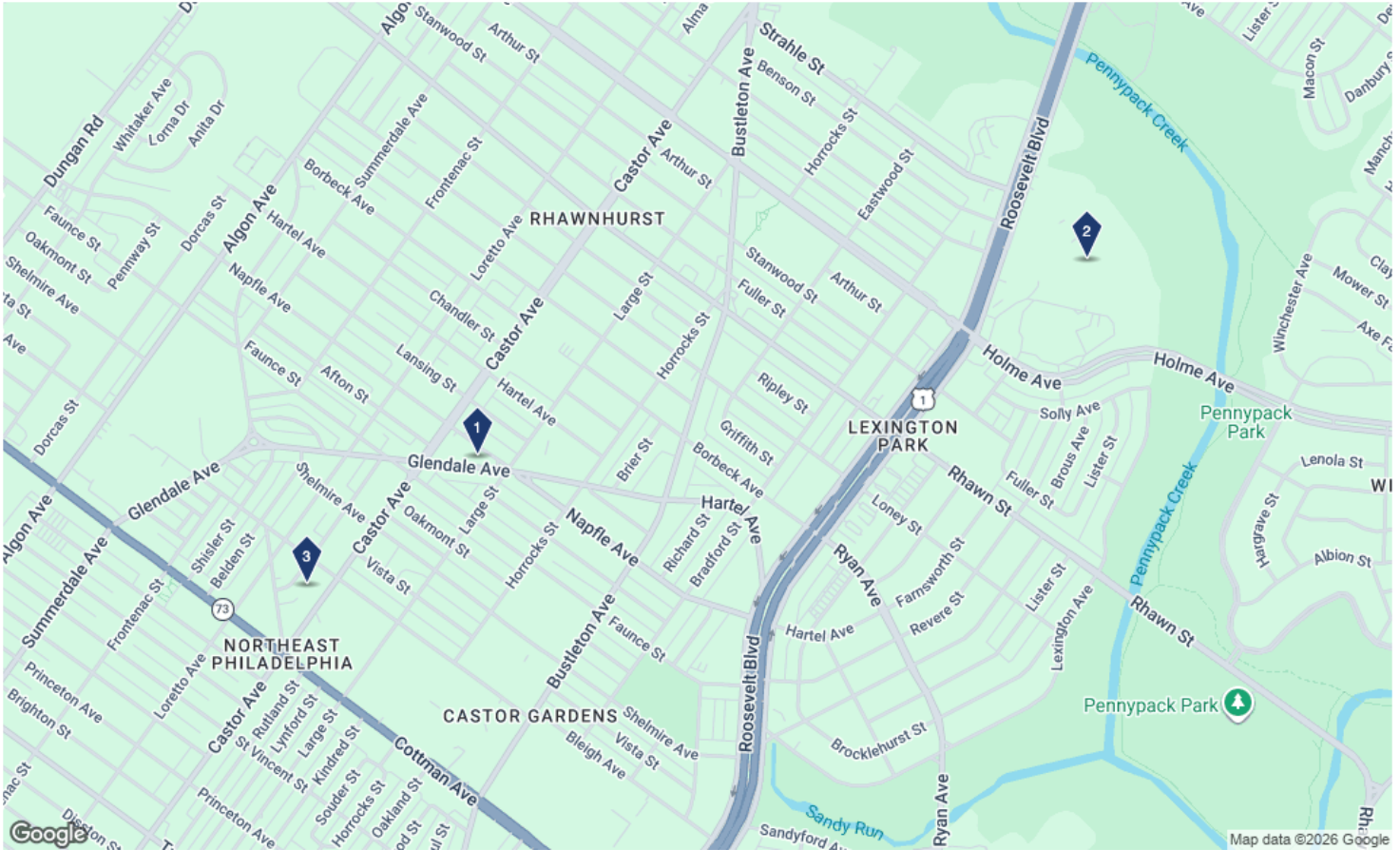




Property Map & List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	5,311 SF	14,203 SF	14,203 SF	23,094 SF
Year Built	1950	1955	1955	1960
Available SF	5,000 SF	5,000 SF	5,000 SF	5,000 SF
Asking Rent Per SF/YR	\$18.00	\$18.00	\$18.00	\$18.00
Availability %	21.7%	17.6%	21.7%	21.7%
Vacancy %	0.0%	17.6%	10.8%	21.7%
Asking Price Per SF	\$60.62	\$82.73	\$119.75	\$178.87
Cap Rate	-	-	-	-
Star Rating	☆☆☆☆ 0	★☆☆☆☆ 1.7	★★★★☆ 2	★★★★★ 3

Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	2040 Napfle Ave Philadelphia, Pennsylvan...	Retail ★★★★☆	1960	23,094 SF (78.4%)	5,000	\$18.00 SF/Year/NNN	\$1,400,000



Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
2	2601 Holme Ave Philadelphia, Pennsylvan...	Land	-	-	-	Withheld	Price Not Disclosed
3	7318 Castor Ave Philadelphia, Pennsylvan...	Office ★★★★☆	1950	5,311 SF	-	Withheld	\$950,000





Property Summary

GLA (% Leased)	23,094 SF (78.4%)	Max Contiguous	5,000 SF
Built	1960	Asking Rent	\$18.00 SF/Year/NNN
Tenancy	Multiple	Frontage	47' on Napfle Street
Available	5,000 SF	Frontage	215' on Napfle St
Parking Spaces	0.87/1,000 SF; 20 Surface Spaces		



2040 Napfle Ave

Philadelphia, Pennsylvania 19152 (Philadelphia County) - Northeast Philadelphia Subma...



Retail

For Sale Summary

Asking Price	\$1,400,000 (\$60.62/SF)	Built	1960
Status	Active	On Market	71 Days
Sale Type	Owner User	Last Update	July 14, 2026
Land	0.53 AC		

MPN Realty: Veronica Blum (267) 357-8057, Michael Kauffman (215) 882-2125

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,000	5,000	5,000	\$18.00 NNN	Vacant	Negotiable

MPN Realty: Veronica Blum (267) 357-8057, Michael Kauffman (215) 882-2125





2601 Holme Ave

Philadelphia, Pennsylvania 19152 (Philadelphia County) - Northeast Philadelphia Subma...



Land



Property Summary

Land Area - Gross	5.00 AC (217,800 SF)	On-Sites	Raw land
Topography	Level	Zoning	RSA-2

For Sale Summary

Asking Price	Withheld	Land	5.00 AC (217,800 SF)
Status	Active	On Market	7 Days
Sale Type	Investment	Last Update	July 15, 2026

CBRE: Les Haggett (215) 756-6603





Property Summary

RBA	5,311 SF	Typical Floor	2,869 SF
Built	1950	Tenancy	Multiple
Stories	2	Asking Rent	Withheld
Parking Spaces	1.51/1,000 SF; 8 Surface Spaces		
True Owner	Simone C Salgado		

For Sale Summary

Asking Price	\$950,000 (\$178.87/SF)	Land	0.11 AC
Status	Active	Built	1950
Sale Type	Investment or Owner User	On Market	161 Days
RBA	5,311 SF	Last Update	May 27, 2026

RE/MAX Commercial: Carlos Cesar (215) 275-7121