

# \$599,000 - 3824 Lancaster Ave, Philadelphia

MLS® #PAPH2549594

**\$599,000**

0 Bedroom, 0.00 Bathroom, 3,392 sqft

Commercial Sale on 0.04 Acres

POWELTON VILLAGE, Philadelphia, PA

This highly desirable lot is zoned CMX-2, offering outstanding flexibility for mixed-use development in one of Philadelphia's most active and opportunity-rich corridors. CMX-2 zoning is favored by investors for its potential to accommodate residential dwellings above ground-floor commercial spaces, allowing for creative design and strong income potential. Whether you're planning to build, expand, or hold for future growth, this property delivers the versatility and upside that smart investors seek. Buyer is responsible for verifying all uses and zoning with the City of Philadelphia.

Sold As Is – a rare chance to shape your vision in a thriving urban setting.

Listed also under MLS# PAPH2549582

Built in 1925



## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | PAPH2549594     |
| Price          | \$599,000       |
| Bathrooms      | 0.00            |
| Square Footage | 3,392           |
| Acres          | 0.04            |
| Year Built     | 1925            |
| Type           | Commercial Sale |
| Sub-Type       | Mixed Use       |
| Status         | Active          |

## Community Information

Address 3824 Lancaster Ave  
Area 19104  
Subdivision POWELTON VILLAGE  
City Philadelphia  
County PHILADELPHIA-PA  
State PA  
Municipality PHILADELPHIA  
Zip Code 19104

**Amenities**

Utilities Water Available, Sewer Available, Cable TV Available

**Interior**

Heating 90% Forced Air, Central  
Cooling Central A/C

**Exterior**

Exterior Wood, Brick and Siding  
Roof Flat  
Foundation Stone

**School Information**

District THE SCHOOL DISTRICT OF PHILADELPHIA

**Additional Information**

Date Listed October 24th, 2025  
Days on Market 10  
Zoning CMX2

**Listing Details**

Listing Office Liberty Real Estate



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