



OFFERING SUMMARY

Owner-User Investment Opportunity

900-918 N Marshall Street, Philadelphia, PA

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The Opportunity

900–918 N Marshall Street represents a rare dual-path acquisition opportunity in one of Philadelphia’s most dynamic and evolving urban neighborhoods.



The property offers immediate functionality as a 22,241 SF single-story institutional facility, while simultaneously delivering compelling redevelopment potential on a 0.64-acre RM-1 zoned site.

For end-users—particularly education, nonprofit, and community-serving organizations—the asset provides a turnkey, highly adaptable environment with the ability to accelerate occupancy and secure long-term operational control.

For developers, the site’s scale, zoning, and location within a rapidly growing residential corridor create a strong

Highlights

- 22,241 SF single-story institutional building with efficient circulation and proven educational use
- 0.64-acre RM-1 zoned site supporting residential/multifamily development
- Corner visibility off Poplar Street and existing parking for enhanced functionality
- Dual-path strategy: immediate end-user occupancy or redevelopment
- Optional sale-leaseback to generate income during planning/entitlement
- Located in Poplar, between Northern Liberties, Spring Garden/Callowhill, and the North Broad/University corridor
- Surrounded by ongoing residential and institutional growth, with strong transit connectivity

foundation for multifamily or mixed-use redevelopment, with optional income support through a sale-leaseback structure during entitlement.

900–918 N Marshall Street offers a unique chance to acquire a functional urban institutional asset or reposition a scaled redevelopment site in a centrally located neighborhood experiencing sustained demand and transformation.

Site specifications

Parcel
771673400

Land area
0.64 AC

Building area
±22,241

Zoning
RM-1

Stories
1

Year built
1987

Opportunity zone
Yes

Location
Marshal St & Poplar St

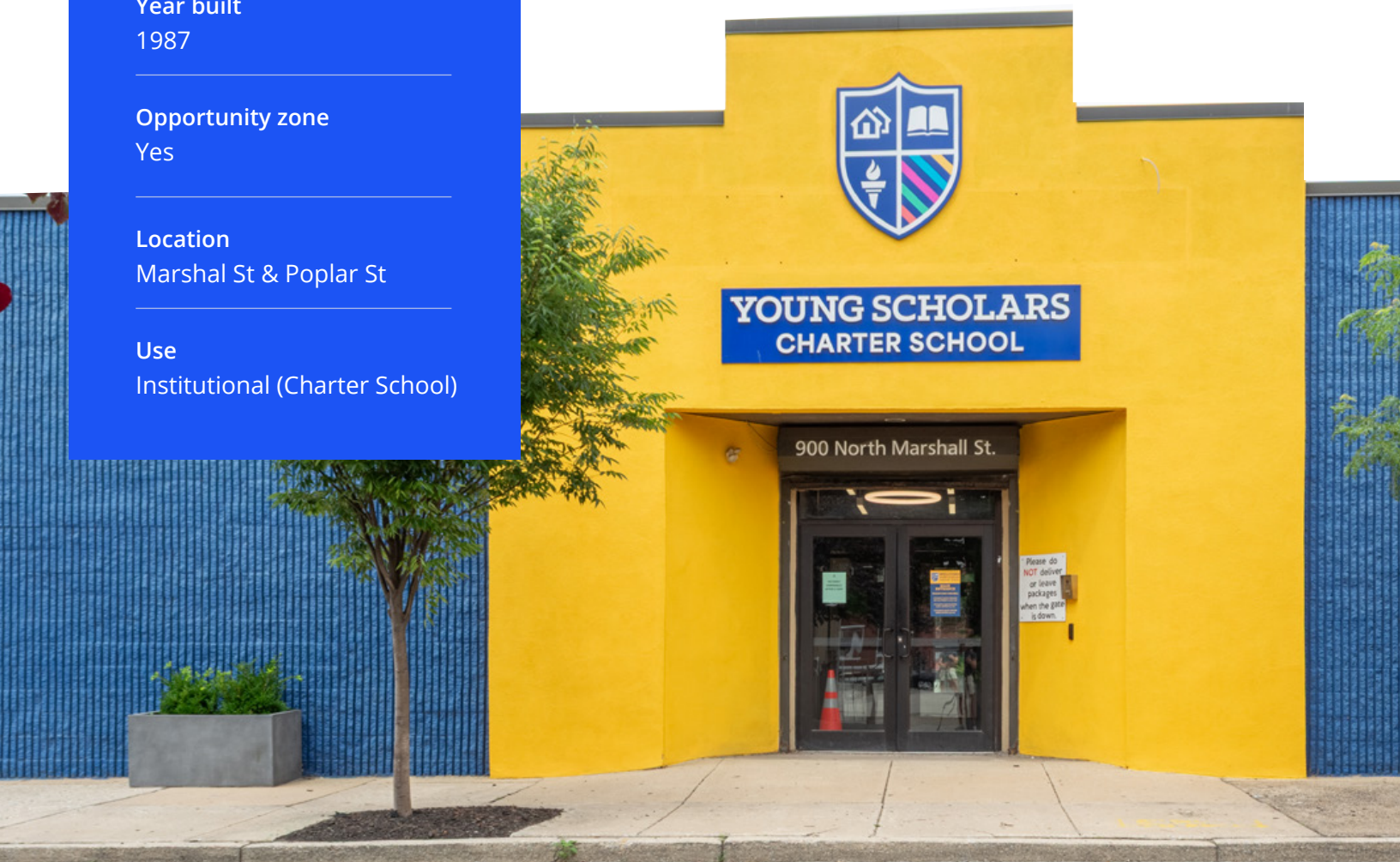
Use
Institutional (Charter School)

PROPERTY DESCRIPTION

Site Overview

900–918 N Marshall Street is a 22,241 SF single-story institutional building situated on a 0.64-acre parcel in Northern Liberties.

Currently operating as a charter school, the property features a functional layout conducive to educational, nonprofit, or community-oriented programming. The site benefits from corner frontage, existing parking, and efficient access to surrounding neighborhoods and transit.







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