

\$745,000 - 1229 S 6th St, Philadelphia

MLS® #PAPH2552474

\$745,000

0 Bedroom, 0.00 Bathroom, 2,864 sqft

Commercial Sale on 0.03 Acres

PASSYUNK SQUARE, Philadelphia, PA

Welcome to 1229 S 6th Street â€” a prime mixed-use investment in Philadelphiaâ€™s desirable Passyunk Square neighborhood. This well-maintained corner property features a ground-floor commercial space with three fully occupied 1-bedroom/1-bath apartments above, offering a 7% cap rate with potential to reach 8%+ through rent increases or new tenants.

The commercial storefront provides excellent visibility and foot traffic, currently operating as a dentist's office. Each apartment is separately metered and features updated kitchens and baths, hardwood floors, and strong rental history.

Zoned CMX-2, the property allows for flexible use and future redevelopment. Located steps from Passyunk Avenueâ€™s top restaurants, cafÃ©s, and shops, and minutes from Center City and I-95, this is a turnkey, income-producing property with strong upside potential.

Built in 1915

Essential Information

MLS® #	PAPH2552474
Price	\$745,000
Bathrooms	0.00
Square Footage	2,864



Acres	0.03
Year Built	1915
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1229 S 6th St
Area	19147
Subdivision	PASSYUNK SQUARE
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19147

Interior

Heating	Forced Air
Cooling	Central A/C

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	October 26th, 2025
Days on Market	9
Zoning	CMX1

Listing Details

Listing Office	Compass RE
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Listing information last updated on November 3rd, 2025 at 11:31am EST