

\$30,000 - 32 E Abbottsford Ave, Philadelphia

MLS® #1000297289

\$30,000

0 Bedroom, 0.00 Bathroom,
Land on 0.02 Acres

GERMANTOWN, Philadelphia, PA

Vancan Lot sold in "As Is" condition. Buyers
are responsible for City Certification.

RSA | RESIDENTIAL SINGLE-FAMILY ATTACHED (continued)

Building Type Permitted: Detached, Semi-Detached, or Attached
Basic Permitted Use: Single-Family Dwellings

There are five residential single-family attached (RSA) district types. RSA districts are intended to accommodate attached and semi-detached houses on individual lots, but can be applied to a mix of housing types. RSA-1 requires the largest lot size and setbacks. These minimum lot and setback requirements decrease for RSA-2 and RSA-3 districts.

RSA-4



Min. Lot Width	18 to 30 ft.
Min. Lot Area	1,620 to 2,700 sq. ft.
Min. Open Area	50%
Min. Front Setback	Based on adjacent
Min. Side Yard Width	6 to 8 ft.
Min. Rear Yard Depth	Single-Family: 20 ft. Other Uses: 25 ft.
Max. Height	38 ft.

RSA-5



Min. Lot Width	16 ft. ▼
Min. Lot Area	1,440 sq. ft. ▼
Min. Open Area	20 to 30% ▼
Min. Front Setback	Based on adjacent
Min. Side Yard Width	5 ft. ▼
Min. Rear Yard Depth	20% of total lot, at least 9 ft.
Max. Height	38 ft.

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Essential Information

MLS® #	1000297289
Price	\$30,000
Bathrooms	0.00
Acres	0.02
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	32 E Abbottsford Ave
Area	19144
Subdivision	GERMANTOWN
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19144

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	November 13th, 2016
Days on Market	3286
Zoning	RSA5

Listing Details

Listing Office

Realty Mark Associates



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Listing information last updated on November 19th, 2025 at 8:00am EST