

\$650,000 - 1542 W Diamond St, Philadelphia

MLS® #PAPH2558432

\$650,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.00 Acres

PHILADELPHIA (NORTH), Philadelphia, PA

Exceptional mixed use investment opportunity just two blocks west of Temple University. 1542 W. Diamond Street is a versatile 4,300 plus square foot mixed use building with dual storefronts and two residential floors with separate meters, ideal for investors seeking value-add cash flow or an owner operator who wants to run a business while collecting rent upstairs.

The ground floor features two retail spaces totaling approximately 1,000 square feet. The primary storefront has existing frontage on Diamond Street with an operational commercial kitchen and hood currently run by the seller. The secondary retail unit of roughly 600 square feet is vacant and ready for a full renovation, offering flexible use for food service, café, or neighborhood retail. The second floor is a fully renovated three bedroom two bath apartment that is turnkey and immediately rentable. The third floor, configured as four bedrooms and three baths, is framed and ready for completion, allowing the next owner to customize finishes and capture additional rental income. Zoning reflects CMX-1 characteristics supporting neighborhood commercial plus residential use.

As of Right Uses in CMX-1

Late-night slice + garlic knots window
Birria/taco counter (grab-and-go)
Halal grill & rice bowls



Bubble tea + bao buns (light savory)
Smoothie/aca/protein ba
Ghost-kitchen hub (2-3 virtual brands from one line)
Print-copy-ship + campus mailboxes
Device repair & accessories (phones/laptops)
Thrift/consignment & merch pop-ups
Bike repair & tune-ups + locks/lights
Spicy -hot chicken- sandwiches
Investment snapshot

Asking price \$650,000 and estimated rehab \$150,000 for an all in of approximately \$800,000.

Projected gross income approximately \$78,000 annually from residential and retail
Stabilized NOI approximately \$52,000, implying about a 6.5% cap rate on total cost and about 8% on the purchase price

Seven bedrooms and five baths in total across the upper floors, multiple meters, public utilities, taxes for 2025 reported at \$5,792, lot approximately 18 by 100 feet

The property sits amid ongoing Temple corridor redevelopment, with new townhomes, student apartments, and local retail steadily improving block values. Whether you are an investor assembling student housing in a high demand pocket or an entrepreneur seeking live work potential, 1542 W. Diamond offers immediate income, clear value add levers, and long term appreciation in a growing North Philadelphia submarket.

Showings by appointment only. Property sold as is. Contact KW Empower Commercial for financials, pro forma, and detailed investment analysis.

Built in 1934

Essential Information

MLS® #	PAPH2558432
Price	\$650,000
Bathrooms	0.00
Acres	0.00
Year Built	1934
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1542 W Diamond St
Area	19121
Subdivision	PHILADELPHIA (NORTH)
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19121

Amenities

Utilities	Electric Available, Natural Gas Available
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Interior

Heating	Forced Air
Cooling	None

Exterior

Exterior	Brick and Siding
Foundation	Concrete Perimeter

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R10 (CMX1)

Listing Details

Listing Office

KW Empower



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