

\$4,995,000 - 1710-12 Locust St, PHILADELPHIA

MLS® #PAPH2436170

\$4,995,000

7 Bedroom, 4.50 Bathroom, 9,500 sqft

Residential on 0.07 Acres

RITTENHOUSE SQUARE, PHILADELPHIA, PA

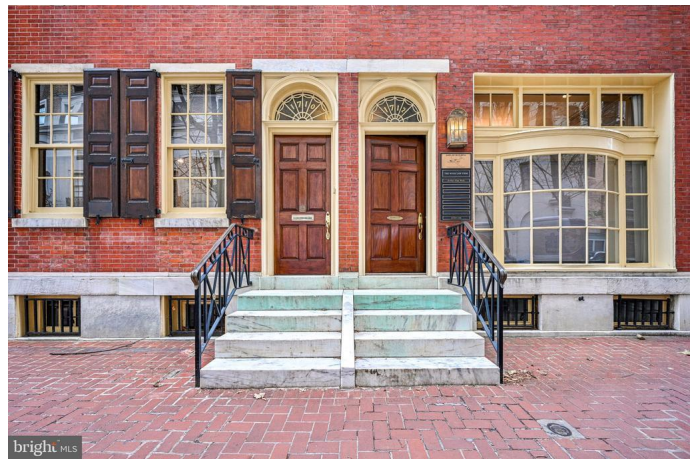
This important, significant double property, steps from Rittenhouse Square is a rare opportunity offering several different flexible possibilities for use. This historic building (c. 1853) is superbly and completely renovated throughout with tasteful, bespoke finishes—all finely crafted. In absolute pristine condition and impeccably maintained.

1710-1712 Locust offers 9,500 Sq ft, CMX-3 zoning, 3 to 4 car parking, and THE premier Rittenhouse Square location--multiple opportunities await—such as—

1. Currently set up as a spacious office building with elevator, reception, multiple offices and conference rooms, kitchen, eating area, and significant storage. A turn-key, exquisite, high-end professional office building. NOTE: 1710-12 Locust is the current home of one of the nation's premier Aviation Law Firms, and such is evident in the quality of fit and finish throughout.

2. Easily convert, with minimal modifications, to one single family mansion just off Rittenhouse Square with 3 to 4 car parking. This space is readily convertible from office to residential.

3. Convert back to two spacious Rittenhouse Square townhomes.



4. Readily convert to a Live-Work space or office/residential mixed use.

5. Convert to a multi-unit or condominium conversion with various residential configurations possible to best meet your plans.

6. Any combination of the above uses.

This historic property is 34'™ wide and offers a gorgeous, historic brick facade (with large window assembly that inundates the property with light). This property offers multiple conference rooms, offices, many other significant spaces, bathrooms, multi-car parking/outdoor space—all ready to go as an office or easily convertible to residential, multi-family, or mixed use.

1710-1712 Locust Street is located in the heart of Philadelphia's premier residential and commercial neighborhood. Within a half block of Rittenhouse Square itself and just steps from the city's finest dining and shopping. An unequivocal A+ location.

Built in 1853

Essential Information

MLS® #	PAPH2436170
Price	\$4,995,000
Bedrooms	7
Bathrooms	4.50
Full Baths	1
Half Baths	7
Square Footage	9,500
Acres	0.07
Year Built	1853
Type	Residential
Sub-Type	Interior Row/Townhouse

Style	Other
Status	Active

Community Information

Address	1710-12 Locust St
Area	19103
Subdivision	RITTENHOUSE SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19103

Interior

Heating	Forced Air, Heat Pump(s), Zoned
Cooling	Ceiling Fan(s), Zoned
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	6
# of Stories	3
Stories	3.5

Exterior

Exterior	Brick and Siding
Foundation	Concrete Perimeter

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
Elementary	GREENFIELD ALBERT
Middle	GREENFIELD ALBERT

Additional Information

Date Listed	March 19th, 2025
Days on Market	220
Zoning	CMX3

Listing Details

Listing Office	Compass RE
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