

# \$109,000 - 1601-00 Spring Garden St #406, PHILADELPHIA

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MLS® #PAPH2539610

**\$109,000**

0 Bedroom, 1.00 Bathroom, 367 sqft  
Residential on 0.00 Acres

SPRING GARDEN, PHILADELPHIA, PA

Location, Location, Location! Perfectly situated between Center City and Fairmount, this home offers unbeatable access to shops, dining, and public transit that can take you anywhere in Philadelphia.

This charming studio condo is tucked inside The Colonnade, a historic building that blends timeless architecture with modern conveniences. The unit features high ceilings and abundant natural light, creating an open and airy feel throughout. With one full bath, efficient layout, electric heating, and central air, this home delivers both comfort and practicality. Residents of The Colonnade enjoy a beautiful grand lobby, 24/7 doorman, fitness center, and pet-friendly living, making it a standout choice in one of the city's most walkable neighborhoods. Whether you're a first-time buyer, student, or investor, this property offers incredible value and the chance to own a piece of Philadelphia history with all the amenities you need. This studio would make a perfect pied-a-terre or corporate apartment too.

Built in 1832

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | PAPH2539610 |
| Price     | \$109,000   |
| Bathrooms | 1.00        |



|                |                                               |
|----------------|-----------------------------------------------|
| Full Baths     | 1                                             |
| Square Footage | 367                                           |
| Acres          | 0.00                                          |
| Year Built     | 1832                                          |
| Type           | Residential                                   |
| Sub-Type       | Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors |
| Style          | Condo/Unit                                    |
| Status         | Active Under Contract                         |

### Community Information

|              |                               |
|--------------|-------------------------------|
| Address      | 1601-00 Spring Garden St #406 |
| Area         | 19130                         |
| Subdivision  | SPRING GARDEN                 |
| City         | PHILADELPHIA                  |
| County       | PHILADELPHIA-PA               |
| State        | PA                            |
| Municipality | PHILADELPHIA                  |
| Zip Code     | 19130                         |

### Amenities

|          |     |
|----------|-----|
| Has Pool | Yes |
|----------|-----|

### Interior

|              |              |
|--------------|--------------|
| Heating      | Heat Pump(s) |
| Cooling      | Central A/C  |
| # of Stories | 1            |
| Stories      | 1 Story      |

### School Information

|          |                   |
|----------|-------------------|
| District | PHILADELPHIA CITY |
|----------|-------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 16                   |
| Zoning         | RM4                  |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | BHHS Fox & Roach-Art Museum |
|----------------|-----------------------------|

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