

\$325,000 - 2301 Cherry St #5f, PHILADELPHIA

MLS® #PAPH2540826

\$325,000

1 Bedroom, 1.00 Bathroom, 1,101 sqft

Residential on 0.00 Acres

LOGAN SQUARE, PHILADELPHIA, PA

Opportunity Knocks at 2301 Cherry Street, 5F.

This one-bedroom, one-bathroom with one assigned indoor parking space and a balcony is ready for a complete transformation. The kitchen has been removed, making it a blank slate for a custom build-out. There is also potential to add an in-unit washer-dryer and a powder room. A wall separating the units will need to be built.

Rivers Edge is a boutique condominium building adjacent to the Schuylkill Trail with a 24-hour doorman, assigned indoor parking, and shared access to a roof deck with endless 360-degree views! If you work in the city or want to take advantage of all the city offers, this home is ideal for you. The tranquil, off-the-beaten-path location is only a short walk to Center City, Market Street business district, Rittenhouse, Suburban Station, Amtrak's 30th Street Station, University City (University of Pennsylvania and Drexel University), and the Art Museum and the new Calder Museum. Giant supermarket and Starbucks right next door, Whole Foods and Trader Joe's are a few blocks away. Drive out of your parking spot (private EV charger installation capability) and easily get onto all major highways, including 76, 676, and 95, within minutes. PET-FRIENDLY. New Pilate Studio is located on the street level.. Located in the Albert Greenfield Elementary School catchment.

The homeowners' association declared a



bright MLS SE FACADE REPLACEMENT

BECKER FRIEDMAN KleinHoffman VARENHORST



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\$75,275 special assessment for the upcoming Faade and Window Replacement project, scheduled to begin in 2026. Seller has paid the first installment of \$37,637.50. The balance of \$37,637.50 can be financed over 15 years or paid in full at closing.

Note: 5/6F (mls PAPH2540816) and 6F (mls PAPH2590824) are available to purchase separately. The wall separating the units will need to be installed, and a kitchen and W/D.

Built in 1980

Essential Information

MLS® #	PAPH2540826
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,101
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Bilevel, Split Level, Contemporary
Status	Active

Community Information

Address	2301 Cherry St #5f
Area	19103
Subdivision	LOGAN SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19103

Amenities

# of Garages	1
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Garages

Covered Parking, Garage Door Opener, Inside Access

Interior

Heating

Zoned, Forced Air

Cooling

Central A/C, Multi Units, Zoned

of Stories

3

Stories

3

School Information

District

PHILADELPHIA CITY

Additional Information

Date Listed

September 25th, 2025

Days on Market

29

Zoning

RMX3

Listing Details

Listing Office

KW Empower

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Listing information last updated on October 23rd, 2025 at 8:30am EDT