

# 2040 NAPFLE AVE

NORTHEAST PHILADELPHIA, 19152



## HIGH-VISIBILITY FREESTANDING BUILDING AT 5-POINT INTERSECTION AVAILABLE FOR SALE OR LEASE

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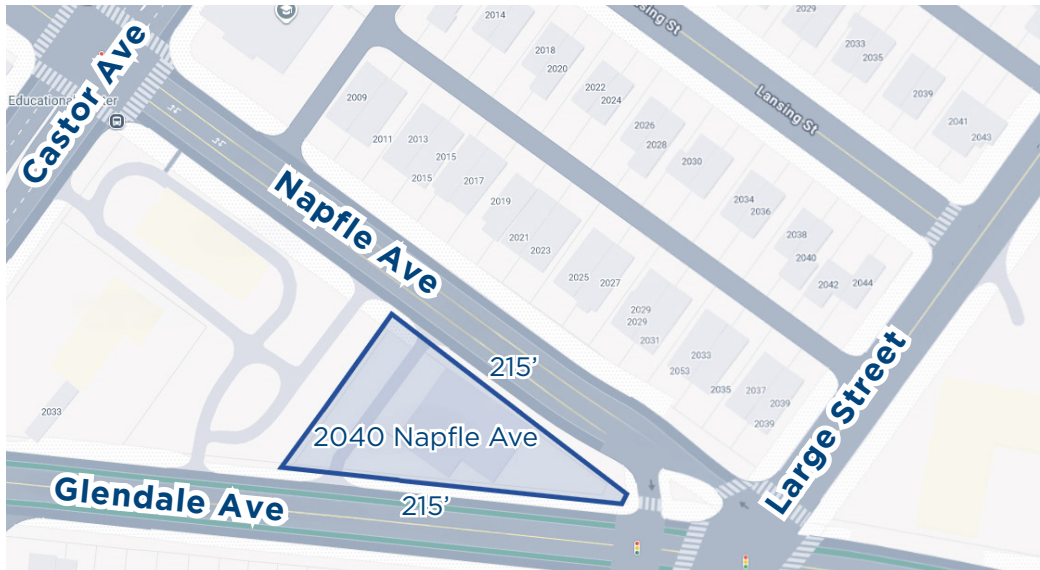
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## About the Property

MPN Realty, Inc. is pleased to present 2040 Napfle Avenue—a rare opportunity to acquire or lease a highly visible, freestanding commercial building positioned at the apex of a five-point intersection in Northeast Philadelphia. Situated directly adjacent to a high-traffic McDonald’s and just off the area’s primary commercial corridors, the property benefits from exceptional visibility without the congestion of main thoroughfares. The 5,000 SF single-story building sits on a uniquely shaped triangular parcel with frontage on both Napfle and Glendale Avenues, offering multiple access points and the ability to accommodate flexible parking configurations. At-grade construction allows for seamless drive-in capability, making the property ideally suited for automotive, medical, retail, or service-oriented users seeking accessibility, exposure, and operational efficiency.



## Walk Score®

Walk Score  
**87**

DEMOGRAPHICS	(1 mile)	(5 mile)
Residents	40,472	588,021
Average household income	\$80,887	\$83,877
Est. Daytime population	12,455	169,779

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## Property Overview

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Sale Price	\$1,400,000
Lease Price	\$18/PSF + NNN
Year Built	1960
Lot Size*	215' x 108'
Lot Area	23,094 SF
Total Area of Building*	5,000 SF
Number of Buildings	One (1)
Number of Floors	One (1)
RE Tax Assessment 2026*	\$636,700
RE Tax 2026*	\$8,913
Street Frontage	215' on Napfle Ave 215' on Glendale Ave
Site Shape	Triangle
Zoning	CA-1
Number of Parking Spaces	20-25 (Parking Lot #1)
Parking Lot #2	Additional Parking Opportunity at Corner Triangle
Number of Drive-in Doors	One (1) 6' 5" w x 7' 9" h
HVAC	One (1) 7 Year Old 10-Ton System, Three (3) 3 Year Old 5-Ton Mini-Splits
Electric	200 Amps
Sprinklered	N/A
Ceiling Height	Floor to Rafters: 12' 2" Floor to Drop Ceiling: 8' 8"
Exterior	Brick
Interior	Masonry
Foundation	Cement Slab
Roofing	Brand New Rubber Roofing (2026)

\*Per City of Philadelphia

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## Exterior Photos



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## Office Space Photos



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## Aerial View



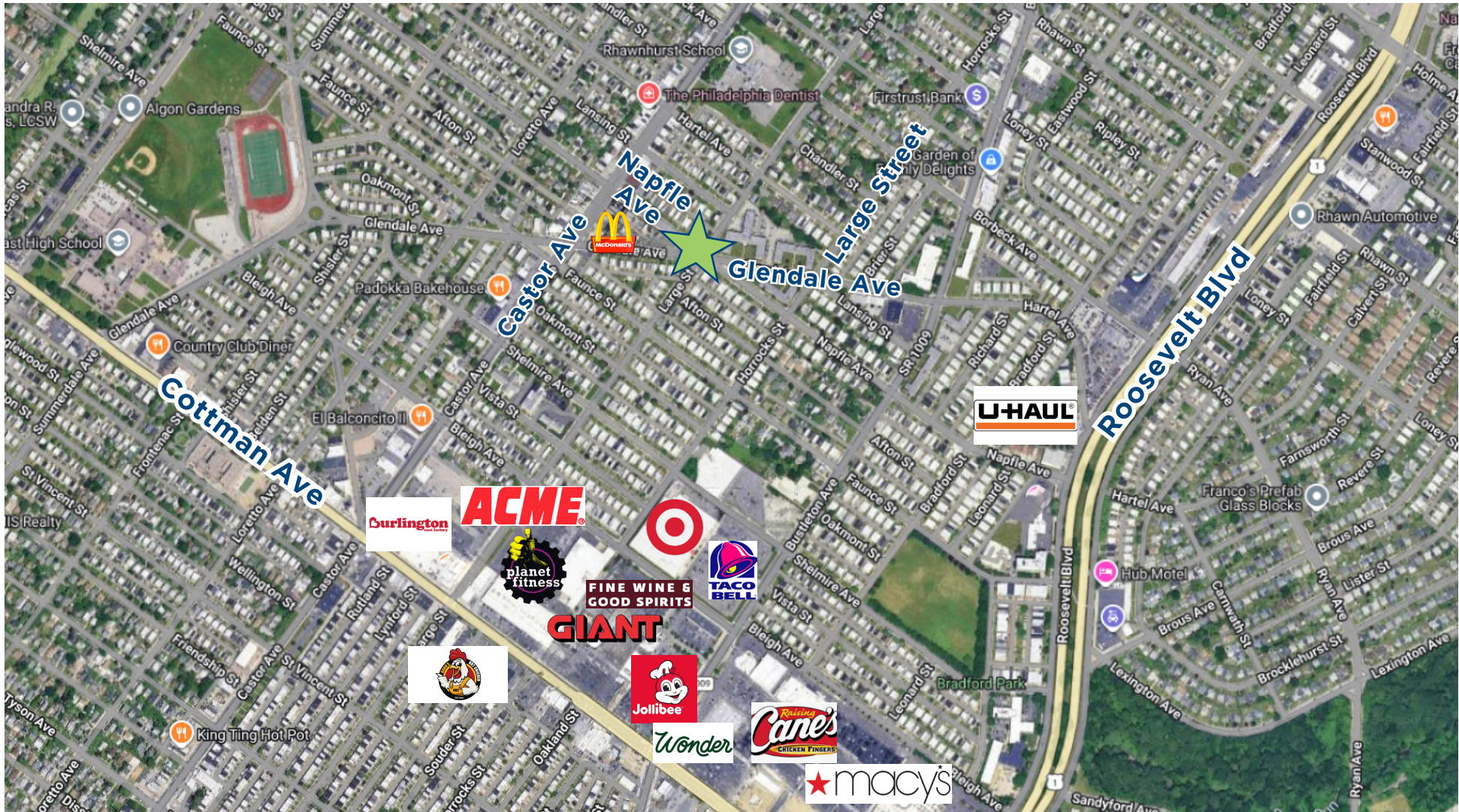
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## Zoning

### CA-1



Min. District Area	N/A
Min. Street Frontage	50 ft.
Min. Lot Area	5,000 sq. ft.
Max. Occupied Area	60%
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	5 ft. if used
Max. Height	38 ft.

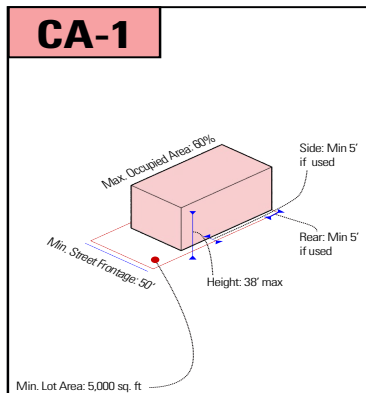


Table 14-602-2: Uses Allowed in Commercial Districts

	CA		USE SPECIFIC STANDARDS
	1	2	
<b>Y = Yes permitted as of right</b> <b>S = Special exception approval required</b> <b>N = Not allowed (expressly prohibited)</b> Uses not listed in this table are prohibited			
<b>RESIDENTIAL USE CATEGORY</b>			
Household Living (as noted below)			
Single-family	N	N	
Two-family	N	N	
Multi-family	N	N	
Group Living (except as noted below)	N	N	
Personal Care Home	Y	N	14-603 (11)
Single-Room Residence	N	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>			
Passive Recreation	Y	Y	
Active Recreation	Y	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>			
Adult Care	Y	Y	
Child Care (as noted below)			
Family Child Care	N	N	14-603 (5)
Group Child Care	Y	Y	14-603 (5)
Child Care Center	Y	Y	14-603 (5)
Community Center	N	N	
Educational Facilities	N	Y	
Fraternal Organization	N	Y	
Hospital	N	Y	
Libraries and Cultural Exhibits	Y	Y	
Religious Assembly	N	Y	
Safety Services	Y	Y	
Transit Station	S	Y	
Utilities and Services, Basic	S	S	
Wireless Service Facility (as noted below)			
Freestanding Tower	S	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>			
Business and Professional	Y	Y	
Medical, Dental, Health Practitioner (as noted below)			
Sole Practitioner	Y	Y	
Group Practitioner	Y	Y	
Government	Y	Y	
Building Supplies and Equipment	Y	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>			
Consumer Goods (except as noted below)	Y	Y	
Drug Paraphernalia Sales	N	N	14-603 (13)
Gun Shop	N	N	14-603 (13)
Medical Marijuana Dispensary	N	Y	14-603 (20)
Food, Beverages, and Groceries	Y	Y	14-603 (7)
Pets and Pet Supplies	Y	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	
Wearing Apparel and Accessories	Y	Y	

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<b>COMMERCIAL SERVICES USE CATEGORY</b>			
Animal Services (except as noted below)	Y	Y	
Boarding and Other Services	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	Y	
Casino	N	N	
Nightclubs and Private Clubs	N	Y	14-603 (18)
Building Services	N	Y	
Business Support	Y	Y	
Eating and Drinking Establishments (as noted below)			
Prepared Food Shop	Y	Y	
Take-Out Restaurant	S	Y	14-603 (6)
Sit Down Restaurant	Y	Y	
Smoking Lounge	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	
Personal Credit Establishment	N	N	14-603 (13)
Funeral and Mortuary Services	Y	Y	
Maintenance & Repair of Consumer Goods	Y	Y	
Marina	N	N	
Parking, Non-Accessory (as noted below)			
Surface Parking	S	Y	14-603 (10)
Structured Parking	S	Y	14-603 (10)
Personal Services (except as noted below)	Y	Y	
Body Art Service	N	N	14-603 (2) (13)
Fortune Telling Service	Y	Y	
Radio, Television, and Recording Services	Y	Y	
Visitor Accommodations	N	Y	
Commissaries and Catering Services	Y	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>			
Commercial Vehicle Sales and Rental	N	S	
Personal Vehicle Repair and Maintenance	N	N	
Personal Vehicle Sales and Rental	N	S	
Vehicle Fueling Station	S	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S	S	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>			
Moving and Storage Facilities	N	Y	
Wholesale Sales and Distribution	N	Y	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>			
Artist Studios and Artisan Industrial	N	Y	
Research and Development	Y	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>			
Community Garden	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	14-603 (15)

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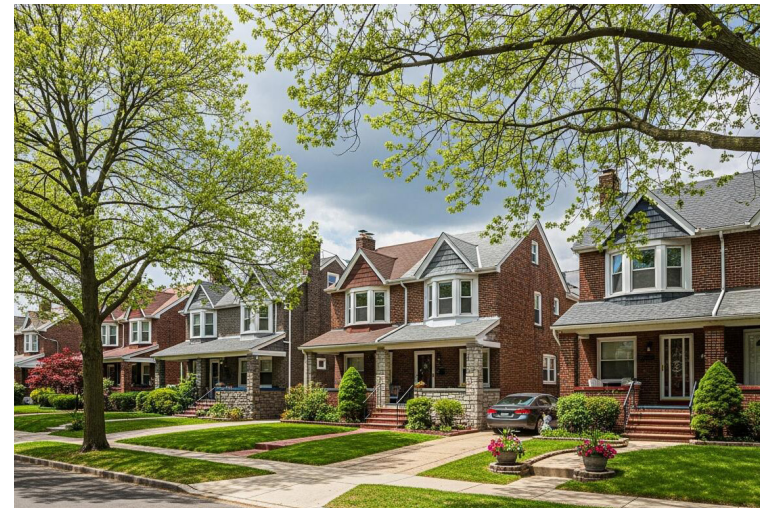
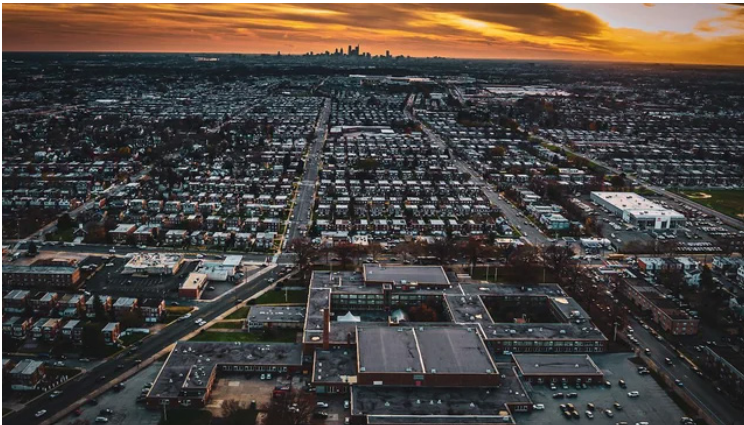
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## About the Neighborhood: Northeast Philadelphia

Northeast Philadelphia is one of the city's largest and most established residential areas, offering a unique blend of suburban comfort within Philadelphia's city limits. Known for its tree-lined streets, spacious homes, and strong sense of community, the neighborhood is particularly attractive to families and long-term residents. Housing options range from single-family homes and twins to townhouses and apartment complexes, providing a variety of choices for different lifestyles and budgets.

The area is anchored by major commercial corridors such as Roosevelt Boulevard, Bustleton Avenue, and Cottman Avenue, which offer an abundance of shopping centers, restaurants, and everyday conveniences. Residents benefit from easy access to major highways including I-95 and Route 1, as well as SEPTA bus routes and regional rail lines, making commuting to Center City and surrounding suburbs convenient and efficient.

In addition to its accessibility, Northeast Philadelphia is home to numerous parks, recreational facilities, and schools, contributing to its reputation as a practical and livable neighborhood. Its balance of affordability, space, and connectivity continues to make it a desirable location for both homeowners and investors seeking long-term value in the Philadelphia market.



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