

2201 W CAMBRIA STREET

Allegheny West, Philadelphia 19132

9,450 +/- SF SINGLE STORY RETAIL BUILDING

MPN
MALLIN PANCHELLI NADEL
REALTY



MICHAEL KAUFFMAN 267.238.1714 ■ mkauffman@mpnrealty.com

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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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About the Property

MPN Realty, Inc is pleased to present the sale or lease of 2201 W Cambria Street, a single story retail building in the heart of the Allegheny West's commercial corridor. Formerly occupied by Family Dollar, this single story 9,450 SF building with additional 1,870 SF loading area is ideal for an owner/occupant or retail investor. Zoned CMX-2, this property is also ideal for a second story redevelopment into mixed-use with commercial space on the ground floor and apartments above.

PROPERTY OVERVIEW

Price	\$1,200,000
Lease Price	\$12 PSF + NNN
Number of Buildings	1
Number of floors	1
Year Built	1925
Lot Size	11,400 SF*
Lot Area	152'x75'*
Building Area	9,450 SF*
Frontage	152'
RE Tax Assessment 2025	\$818,500
RE Tax 2025	\$11,457
Zoning	CMX-2
Exterior	Brick and Stucco
Foundation	Concrete
Loading/Parking	1,870 +/- SF
Ceiling Height	12'-15'
Roof	Silver Coated Rubber
HVAC	10 years old
Electric	2 Phase Electrical System

* (Per the City of Philadelphia)

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Property Photos

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Zoning

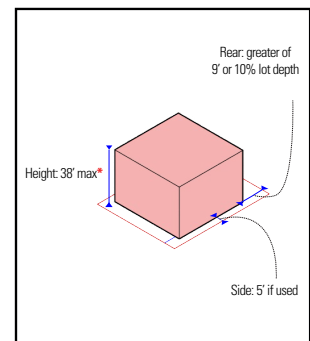
CMX COMMERCIAL MIXED-USE

CMX-2

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth	N/A
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	38 ft. *
Min. Cornice Height	N/A



* Zoning Bonus Summary		CMX-2	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (\$14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (\$14-702(16))		n/a	25% increase in units permitted

For bonus restrictions in select geographic areas, see [page 49](#).

Dwelling Unit Density by Lot Size

Council District	CMX-2		
	< 1,440 sq. ft.	1,440 to 1,919 sq. ft.	> 1,919 sq. ft.
1		480 sq. ft. per unit	
2		480 sq. ft. per unit	
3		480 sq. ft. per unit	
4	2 units	3 units	480 sq. ft. per unit
5	2 units	3 units	480 sq. ft. per unit
6	2 units	3 units	480 sq. ft. per unit
7		480 sq. ft. per unit	
8	2 units	3 units	480 sq. ft. per unit
9	2 units	3 units	480 sq. ft. per unit
10	2 units	3 units	480 sq. ft. per unit

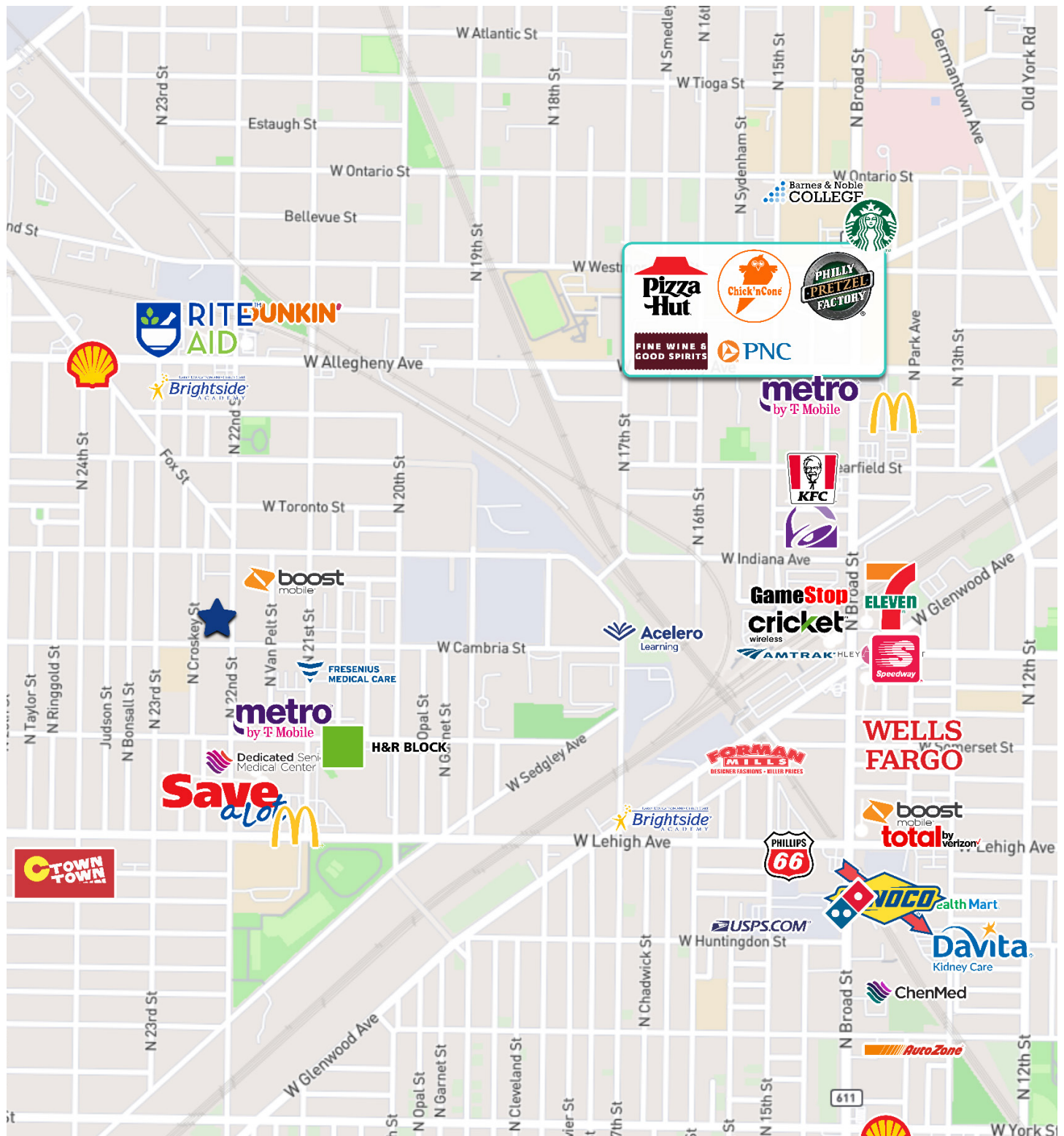
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Retail Map



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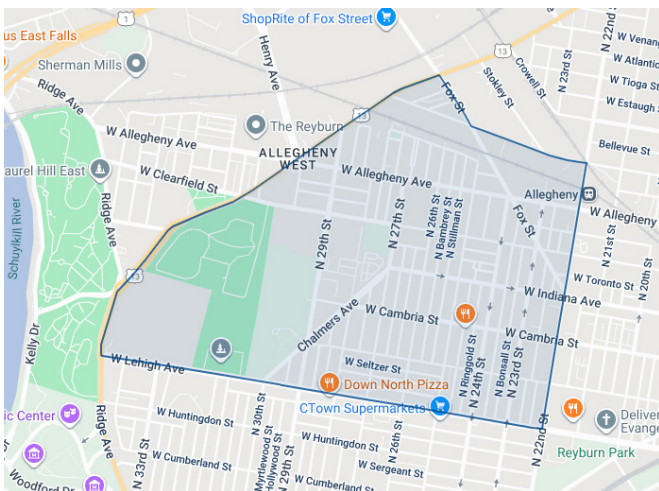
About the Neighborhood: Allegheny West

Allegheny West is a historic, walkable neighborhood in North Philadelphia, about three miles north of the Liberty Bell. Known for its early 20th-century brick and Italianate row houses—some with covered porches—and Gothic Revival churches, the area also includes apartments, single-family homes, and townhomes. Streets follow a grid with sidewalks, street parking, and easy access to SEPTA buses, regional rail, and the Broad Street subway, making Center City and U.S. Route 13 easily reachable.



Bordered by the Roosevelt Expressway, the Schuylkill River, West Lehigh Avenue, and part of North Broad Street, Allegheny West features several vacant industrial sites now used for film and television productions. The neighborhood is supported by the Allegheny West Foundation, which hosts food drives, cleanups, and community resources. Parks like Panati Playground and 29th & Chalmers Park offer play areas, sports courts, and green space, while the Schuylkill River Trail provides biking and jogging paths.

Dining ranges from corner markets and casual takeout to local favorites like Max's Steaks, Bob's House of Crabs, and In Riva. Schools include public, KIPP charter, and the private, tuition-free St. James School. Overall, Allegheny West combines historic charm, affordable city living, and a strong community spirit with convenient access to Philadelphia's urban core.



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