

1914-16 MARGARET STREET

Frankford, Philadelphia 19124

1,992 SF of Commercial Space for Rent



MICHAEL KAUFFMAN 267.238.1714 ■ mkauffman@mpnrealty.com

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Property Overview

MPN Realty, Inc is pleased to present for lease of 1914-16 Margaret Street, a single story ICMX-1,992 SF of commercial space in the Frankford section of Philadelphia. Perfect use for Contractors, Woodshop, commercial storage.



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Property Overview



Price (Base Rent):	\$15/SF + NNN
Neighborhood:	Frankford
Year Built (City of Phila.)	1922
Number of Buildings	1
Number of Floors	1
Lot Size	15,128 SF
Parking	6 spaces for this unit
Building Area	6125 SF
Rentable Space	1992 SF
Frontage	156'
Electric	2 Phase/240 Amp
Utilities	Water, Electric, Oil
Zoning	ICMX
Exterior	Cinder Block and Stucco
Foundation	Concrete
Ceiling Height	A-roof Starts at 18'
Garage Door	1x 16'hx12'w garage door with drive-in capability
Bathroom	1

NEIGHBORS INCLUDE:



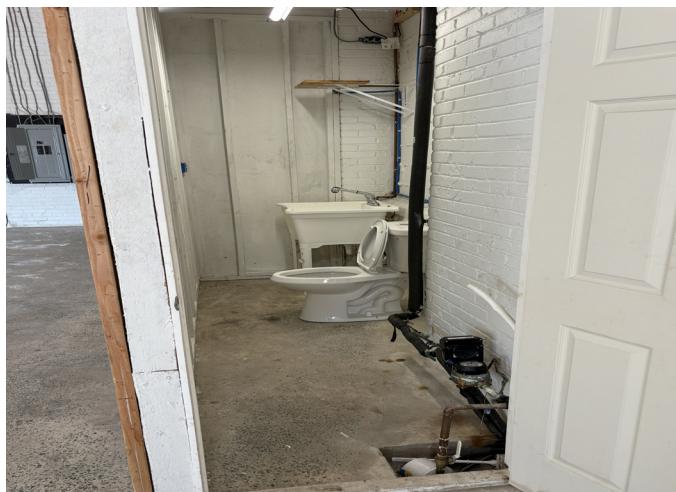
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Property Photos



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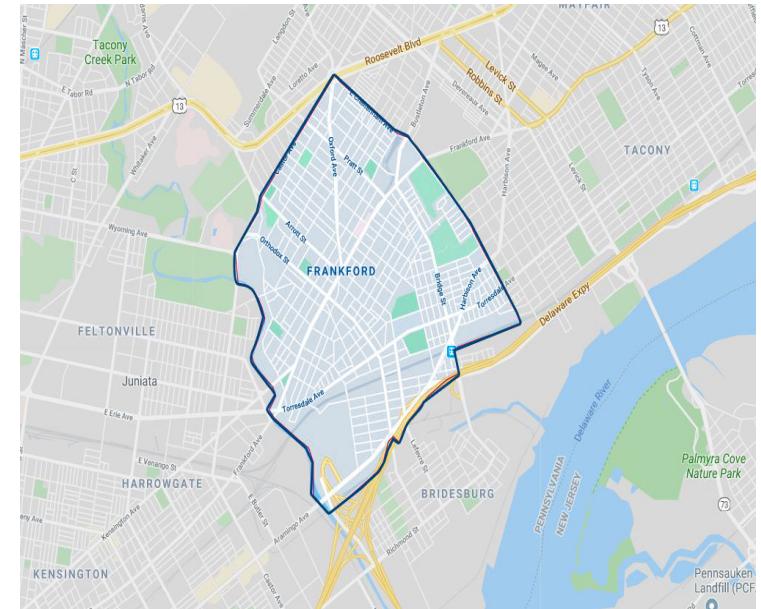
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About the Neighborhood: Frankford

Welcome to Frankford — a neighborhood where Philadelphia's history meets new beginnings. Once a bustling commercial hub, Frankford is experiencing a vibrant resurgence filled with energy, creativity, and community pride. Its tree-lined streets are home to a blend of beautifully restored rowhomes and new residential developments, attracting both long-time residents and new neighbors eager to be part of its exciting growth.

Along Frankford Avenue, locally owned cafés, restaurants, and boutiques bring a renewed sense of life and connection to the area. From cozy brunch spots to lively eateries and creative studios, every corner reflects the neighborhood's authentic spirit and welcoming personality. With easy access to Center City, Fishtown, and Port Richmond, Frankford offers the perfect balance of urban convenience and neighborhood charm.

More than a place to live, Frankford is a community to belong to — one that's rooted in history, full of heart, and brimming with opportunity. growth potential. With strong community investment and an authentic urban character, Frankford is poised to become one of Philadelphia's most desirable destinations to live, dine, and invest.



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Zoning



ICMX

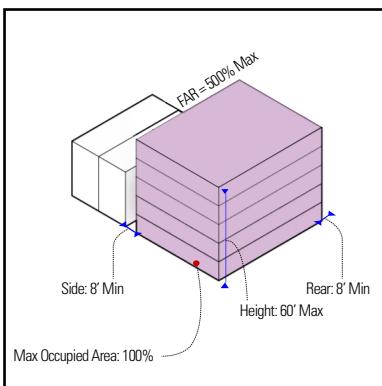
Table 14-701-4: Dimensional Standards for Industrial Districts



Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	8 ft. [3]
Min. Rear Yard Depth	8 ft. [3]
Max. Height	60 ft.
Max. Floor Area Ratio	500%

Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



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Retail Map



DEMOGRAPHICS (within 1 mile)

Residents	40,078
Average household income	\$52,780
Est. daytime population	9,079

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