

259-61 S 15TH ST

RITTENHOUSE SQUARE, PHILADELPHIA 19102

MPN
MALLIN PANCHELLI NADEL
REALTY



ICONIC PHILADELPHIA BAR FOR SALE

NADIA BILYNSKY 267.546.1718 ■ nbilinsky@mpnrealty.com

DENNIS CARLISLE 215.805.8620 ■ dcarlisle@mpnrealty.com

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About the Property

MPN Realty, Inc. is pleased to present the sale of 259-61 S 15th St. aka McGlinchey's. An iconic Philadelphia landmark bar, the 4,992 +/- SF property consists of a bar with small kitchen on the first floor, a 2nd floor bar with stage area, and a 3rd floor that is currently in shell condition. Zoned CMX-5 the site is ideal for bar/ restaurant operators, or potential redevelopment.

What became McGlinchey's was built in 1922 as a speculative office building by the Lionel Friedman Company, under the designs of the famous architecture firm Hoffman-Henon and built by the Kober Construction Company.

After 10 years as the offices of the Allen-Sherman-Hoff Company, Joseph A. McGlinchey purchased the building on September 26, 1932. Mr. McGlinchey leased the first floor to a book and gift store called the Odd Shop, and opened McGlinchey's Restaurant on the 2nd floor, while residing on the 3rd floor.

By the 1950s, McGlinchey's was operating on the first floor while the McGlinchey family lived upstairs. In the following decades, McGlinchey's operated as a venerated neighborhood establishment enjoyed by nearby residents and workers of all different backgrounds. In 1976, the 2nd floor was converted into the Top's Bar, which started as a disco, later became a music and poetry venue, and finally an extension of McGlinchey's itself.

After nine decades as a beloved Center City business, McGlinchey's closed on August 22, 2025. The site is ideal for a new owner to make its mark and continue the legacy of McGlinchey's.

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Property Overview

Property Overview

Price (Includes RE, Liquor License, and Name): \$2,450,000

Number of Buildings	1
Number of Floors	3 plus basement
Year Built	1922
Historical Register	The Property is listed on the Phila Historic Registry
Lot Size (City of Philadelphia)*	1,664 SF
Lot Area (City of Philadelphia)*	32 x 52'
Total Area of Existing Building*	4,992 SF
Street Frontages	32' on N 15th ST
RE Tax Assessment 2026	\$1,067,100
RE Tax 2026	\$14,937
Zoning	CMX-5
Exterior	Brick
Foundation	Stone and Masonry
Basement	Storage, walk-in and utilities
Kitchen	Has a small kitchen on first floor, includes inactive old hood
Bars	(1) on 1st Fl ; (1) on 2nd Fl

*Per City of Philadelphia

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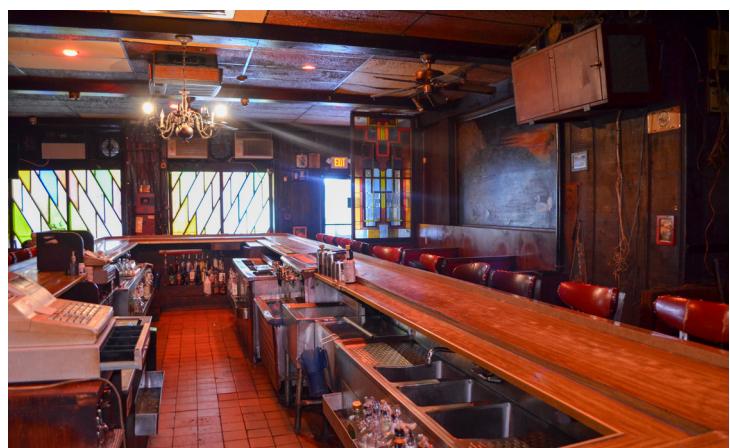
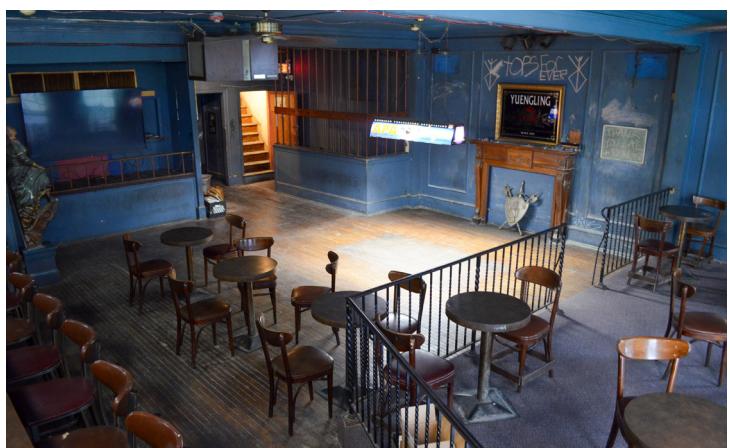
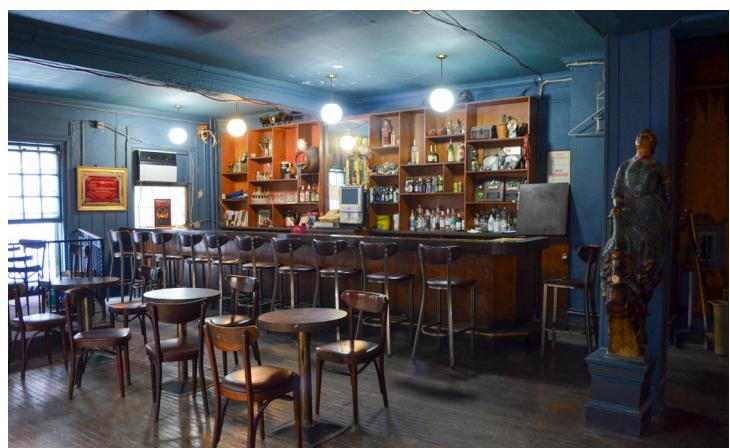
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Property Photos



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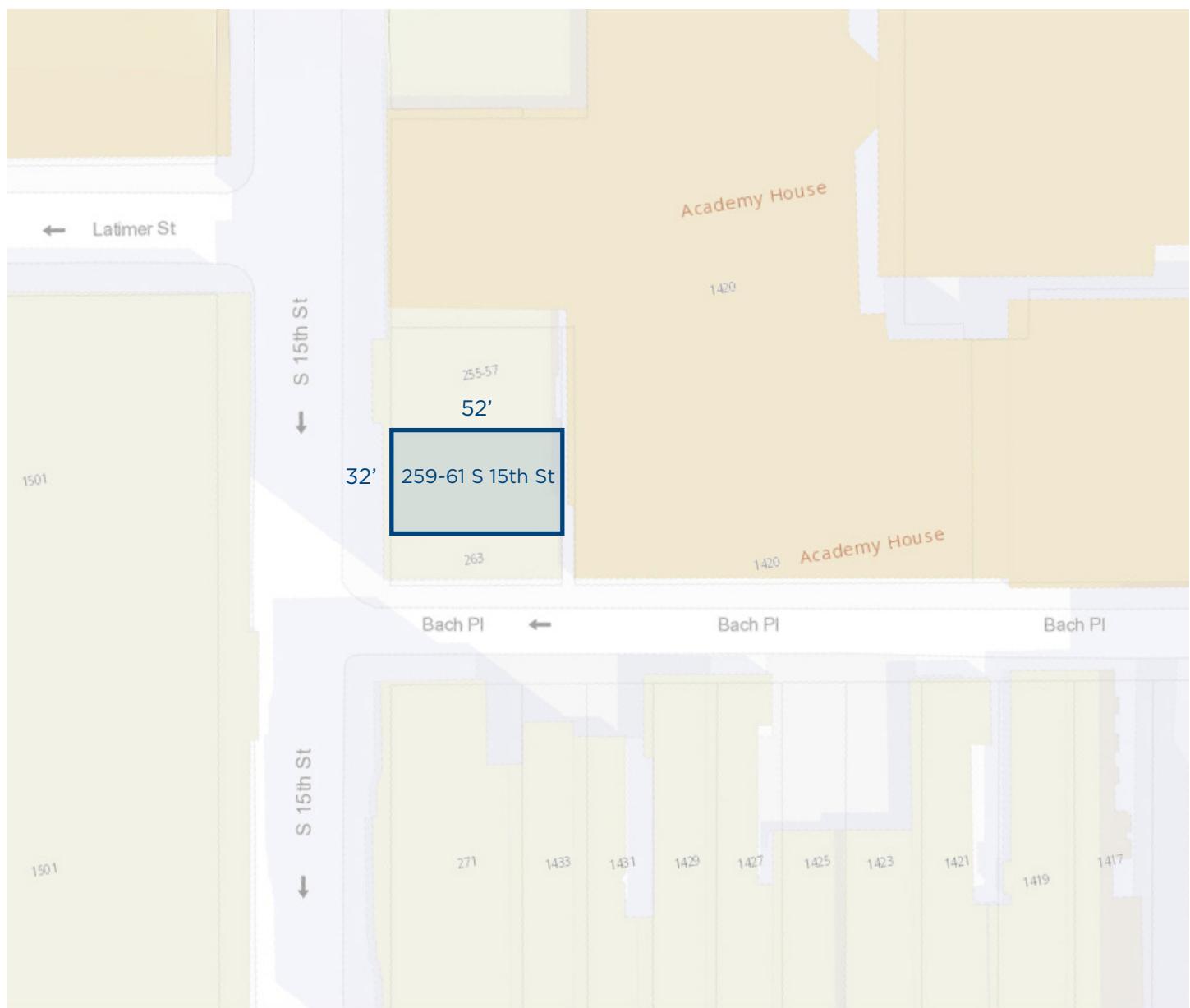
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Parcel Map



DEMOGRAPHICS (1 mile)

Residents	102,507
Average household income	126,126
Est. Daytime population	211,157

Walk Score®

Walk Score
99

Transit Score
100

Bike Score
88

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Retail Map



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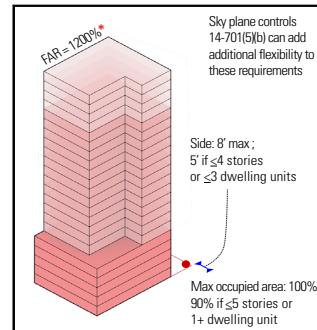
Zoning

CMX-5

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



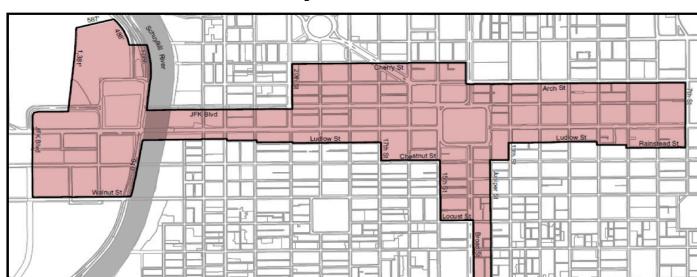
Max. Occupied Area	Buildings \leq 5 stories with 1 or more dwelling units 90%; Others 100%	
Min. Side Yard Width	If used: Buildings \leq 4 stories with three or fewer dwelling units = 5 ft.; Others = 8 ft.	
Max. Floor Area Ratio	1200%* With additional bonuses	1600%** For certain lots within Center City University City, with additional bonuses



* Zoning Bonus Summary		CMX-5 Additional FAR
Public Art (§14-702(5))		100%
Public Space (§14-702(6))		Up to 400%
Mixed Income Housing (§14-702(7))	Moderate Income	300%
	Low Income	400%
Transit Improvements (§14-702(8))		Up to 400%
Underground Accessory Parking and Loading (§14-702(9))		200%
Green Building (§14-702(10))		Up to 400%
Trail (§14-702(11))		N/A
Street Extension (§14-702(12))		N/A
Retail Space (§14-702(13))		N/A
Stormwater Management (§14-702(14))		N/A
Through-Block Connection (§14-702(15))		N/A

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

** CMX-5 1600% FAR Map



Zoning

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

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	CMX-5	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	Y	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	[6]	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

About the Neighborhood: Rittenhouse Square

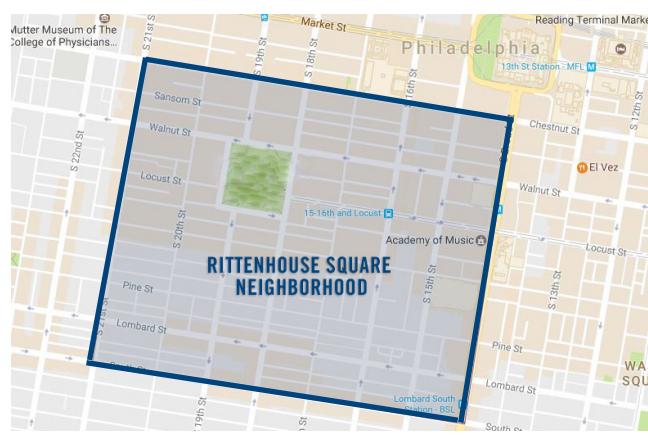


One of five original squares planned by city founder William Penn in the late 17th century, Rittenhouse Square has become widely considered as one of the finest urban public spaces in the United States. The park square is nested in the middle of Philadelphia's Center City District, providing an oasis of respite and relaxation amidst the bustling city. The neighborhood park is one of the most lovely and peaceful spots in which read, relax on a park bench, catch-up with friends, or people watch.

High-rise residences, luxury apartments, an office tower, popular restaurants and retail stores surround this tree-filled park. Once predominantly a daytime destination, Rittenhouse Square is now a popular nightspot as well, with a string of restaurants — including Rouge, Devon, Parc and Barclay Prime — that have sprouted up along the east side of the park on 18th Street.

So these days, you can take in the serenity of the natural landscape from a park bench in the sunshine and then sip cocktails under the stars at one of many candlelit outdoor tables.

Moreover, many additional restaurants, bars, and clubs have opened along the surrounding blocks in recent years. Some of which include Parc, Tria, Continental Midtown, Il Pitore, Village Whiskey and the Dandelion.



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About the Neighborhood: Center City

Center City is the vibrant heart of Philadelphia, serving as the city's primary hub for business, culture, dining, and residential living. Known for its iconic skyline anchored by City Hall, Center City offers a dynamic mix of historic charm and modern urban energy. The neighborhood is highly walkable and well-connected by SEPTA's subway, trolley, regional rail, and bus lines, making it one of the most accessible areas in the region for commuters and visitors alike.



The area is home to some of Philadelphia's most desirable sub-neighborhoods, including Rittenhouse Square, Washington Square West, Old City, and Midtown Village. Residents enjoy close proximity to top-tier restaurants, cafés, boutique shopping, theaters, museums, and green spaces such as Rittenhouse Square and Dilworth Park. Center City also hosts a strong concentration of corporate offices, medical institutions, universities, and government buildings, contributing to steady foot traffic and consistent demand for housing and retail.

With a diverse housing stock ranging from luxury high-rise condominiums to historic townhomes and modern apartments, Center City appeals to young professionals, families, and downsizers alike. Its blend of cultural institutions, employment opportunities, nightlife, and public spaces makes Center City one of the most sought-after and economically resilient neighborhoods in Philadelphia.



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