

215 CHURCH ST

OLD CITY, PHILADELPHIA 19106

MPN
MALLIN PANCHELLI NADEL
REALTY



MIXED-USE BUILDING FOR SALE IN OLD CITY

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About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 215 Church St., a mixed-use building in the heart of Old City. The site consists of 6,520 +/- SF over 4 floors plus a usable lower level. The first 3 floors plus the lower level have been home to Quirk Books for over 10 years, and are currently used as office space. The office space is ideal for one tenant or is easily set up to be leased separately to various tenants. The 4th floor is a fully renovated 1 bedroom/ 1 bath apartment. The property is ideal for an owner-occupant business looking for office or retail space in Old City, or for investors.

Property Overview

Price	\$2,500,000
Number of Buildings	One (1)
Number of Floors	Four (4) plus lower level
Unit Set-up	Floors 1-3 + LL are commercial space One (1) apartment
Year Built	1850
Unit Mix	One (1) office space, that can be divided One (1) 1 bed/1 bath apartment
Lot Size*	20' x 91'
Lot Area*	1,820 SF
Total Rentable Area of Building*	6,520 SF plus lower level
RE Tax Assesment 2026*	\$1,323,900
RE Tax 2026*	\$18,532
Zoning	CMX-3
Exterior	Brick and Stucco
Foundation	Stone and Masonry
Electric	Separately metered
Domestic Hot Water	Electric Hot Water
Heating	Forced Hot Air
Air Conditioning	Central Air
Flooring	Hardwood, Carpet, and Tile

*Per city of Philadelphia

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Commercial Space



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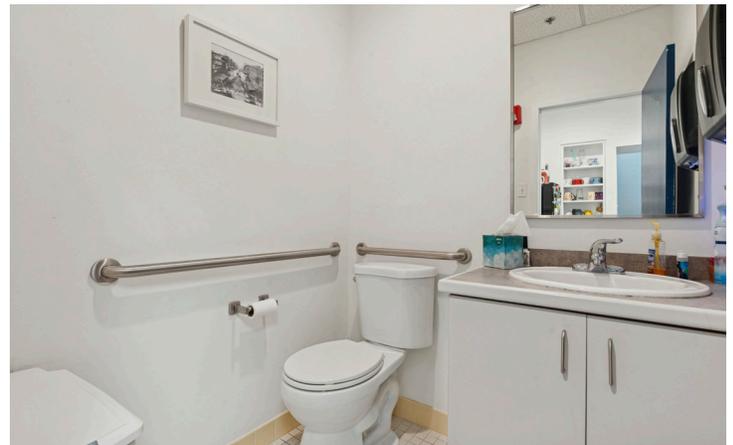
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Residential Unit



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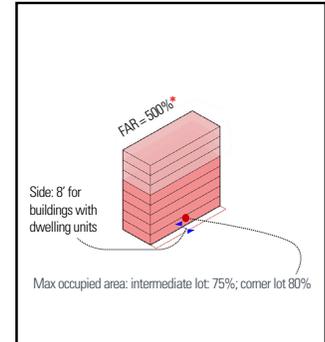
Zoning

CMX-3

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



Max. Occupied Area	Lot: Intermediate 75% Corner 80%
Min. Side Yard Width	8 ft. if used for buildings containing dwelling units
Max. Floor Area Ratio	500%* With additional bonuses



* Zoning Bonus Summary	CMX-3			
	Additional FAR in Applicable Areas ^{1,2}	Additional Height in /TOD	Additional Height in /CDO	Additional Height in /ECO
Public Art (§14-702(5))	N/A	N/A	Up to 12 ft.	Up to 12 ft.
Public Space (§14-702(6))	N/A	Up to 50%	Up to 48 ft.	Up to 24 ft.
Mixed Income Housing (§14-702(7))	Moderate Income	150%	200%	Up to 48 ft.
	Low Income	250%	300%	Up to 60 ft.
Transit Improvements (§14-702(8))	N/A	Up to 100%	Up to 72 ft.	N/A
Underground Accessory Parking and Loading (§14-702(9))	N/A	50%	N/A	N/A
Green Building (§14-702(10))	Up to 100%	Up to 100%	Up to 36 ft.	Up to 36 ft.
Trail (§14-702(11))	N/A	N/A	Up to 72 ft.	N/A
Street Extension (§14-702(12))	N/A	N/A	Up to 72 ft.	N/A
Retail Space (§14-702(13))	N/A	N/A	Up to 36 ft.	Up to 48 ft.
Stormwater Management (§14-702(14))	N/A	N/A	Up to 36 ft.	Up to 72 ft.
Through-Block Connection (§14-702(15))	N/A	N/A	N/A	Up to 48 ft.

1 The Center City Commercial District Control Area (§14-502(2)(b)(.29))
 2 The Old City Residential Area, Bridge Approach (§14-502(2)(b)(.17))

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

Zoning

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

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-3	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	N	
Two-family	Y[7]	
Multi-family	Y	
Group Living (except as noted below)	NY	
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	

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-3	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)	S	
Casino	N	
Nightclubs and Private Clubs	S	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	S	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	S	14-603 (10)
Structured Parking	Y	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	S	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	Y	14-603 (15)

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Parcel Map



DEMOGRAPHICS (1 mile)	
Residents	51,337
Average household income	\$135,796
Est. Daytime population	89,853

Walk Score® 

Walk Score
99

Transit Score
97

Bike Score
97

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Retail Map



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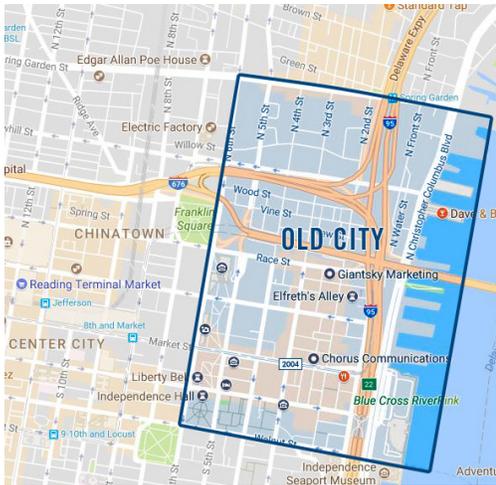
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About the Neighborhood: Old City



Old City, Philadelphia captures the essence of timeless sophistication. As the birthplace of American independence, this storied neighborhood offers a rare fusion of history, culture, and contemporary refinement. Lined with 18th-century architecture and picturesque cobblestone streets, Old City exudes classic elegance while embracing modern vibrancy. Upscale residences, luxury lofts, and meticulously restored townhomes coexist with award-winning restaurants, chic cafés, art galleries, and boutique shops, creating an unparalleled urban experience.



Just steps from world-famous landmarks such as Independence Hall, the Liberty Bell, and the Delaware River waterfront, residents enjoy a lifestyle that is both rich in heritage and rooted in convenience. Old City is also home to Philadelphia's thriving arts scene, with design studios, theaters, and cultural institutions that infuse the neighborhood with creativity and sophistication. Its walkability, proximity to Center City, and easy access to major highways make it one of the most desirable locations in Philadelphia for both living and investing.



For those seeking an address that tells a story—where historic charm meets elevated city living—Old City stands as a truly exceptional destination. Whether overlooking centuries-old streets or indulging in the area's fine dining and boutique ambiance, residents experience the best of past and present in one of the city's most iconic neighborhoods.

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