

**FISHTOWN 5-UNIT MIXED-USE COMMERCIAL BUILDING FOR SALE
RESTAURANT BUSINESS, LIQUOR LICENSE AND FF&E INCLUDED**

**OFFERING
MEMORANDUM**

1247-53 N. FRONT STREET, PHILADELPHIA, PA 19122



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★ EXECUTIVE SUMMARY



1247–52 N. Front Street presents an exceptional opportunity to acquire a fully turn-key, income-producing mixed-use asset in the heart of Fishtown — one of Philadelphia’s most dynamic and sought-after neighborhoods. The offering encompasses the fee-simple real estate, the operating business of Front Street Cafe, a Pennsylvania “R” liquor license, all furniture, fixtures, and equipment (FF&E), and four (4) fully leased residential units. Priced at \$4,800,000, this transaction delivers immediate cash flow from multiple revenue streams and significant upside potential for an owner-operator or savvy investor.

Front Street Cafe is a well-established Philadelphia dining destination occupying three floors of a character-rich building that perfectly embodies the Fishtown aesthetic. The restaurant features an expansive ground-floor dining room and bar, a second-floor event and dining level, and an expansive outdoor space designed for al fresco dining, private events, and high-volume warm-weather bar service. The outdoor area is a standout amenity in a market where outdoor seating commands premium guest spending and event bookings. The sale includes existing liquor license and all FF&E required for day-one operations — kitchen equipment, bar fixtures, furniture, point-of-sale systems, and more.

Complementing the restaurant business, the property includes four (4) fully leased residential units that currently gross \$95,400/year in annual revenue, providing stable, diversified rental income that supports the overall investment thesis. Together, the commercial and residential components create a resilient, multi-revenue asset ideally positioned to benefit from Fishtown’s continued residential growth, strong tourism traffic, and world-class dining scene.



SITE INFO & ZONING: 1247-53 N. FRONT STREET



BUILDING INFORMATION:

ADDRESS	1247-53 N. FRONT STREET, PHILADELPHIA, PA 19122
OPA	870197355
LOT SIZE	8,000 SF
FLOORS	THREE (3), + OUTDOOR + BASEMENT
FRONTAGE	80' FEET ON N. FRONT STREET, 100' on THOMPSON STREET
ZONING	CMX-3
REAL ESTATE TAX (2026)	\$14,947
CURRENT OCCUPANCY	100% OCCUPIED
LIQUOR LICENSE	Pennsylvania "R" Liquor License R7418



MARKET AERIAL: FISHTOWN AERIAL



THOMPSON STREET

GIRARD AVENUE



FRONT STREET

FRANKFORD AVE









★ GROUND FLOOR



★ SECOND FLOOR

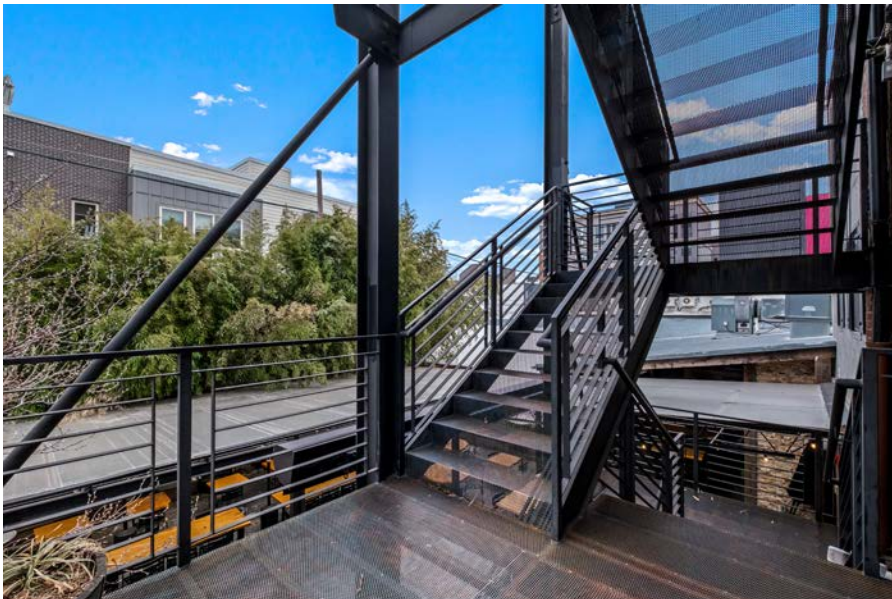




KITCHEN & BASEMENT



★ OUTDOOR SEATING & TRASH



★ SITE PLAN - GROUND FLOOR



Restaurant Seating

Inside: 156

Outside: 127

Outdoor SF

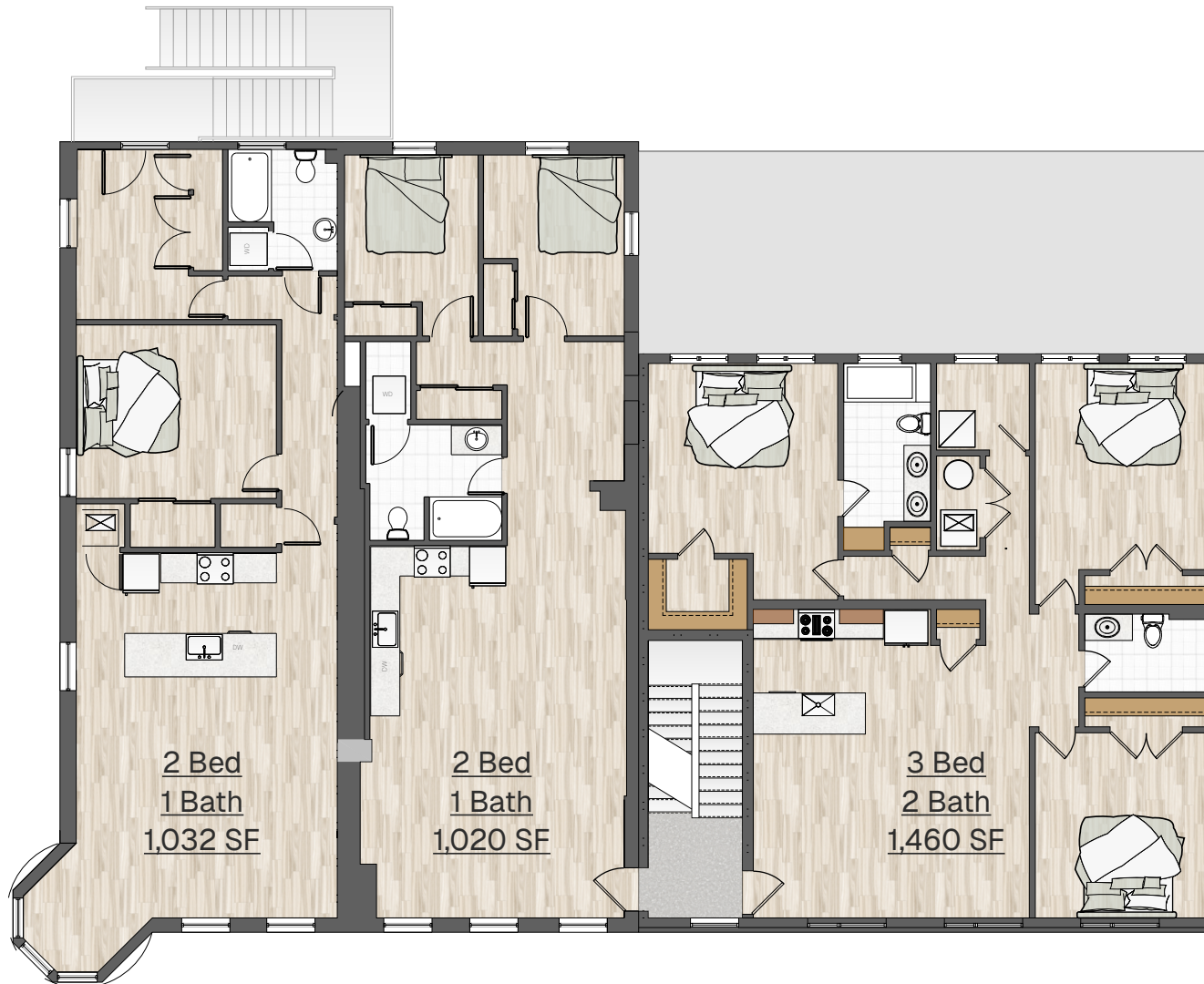
Covered Bar: 572 SF

Outdoor Area: 2,628 SF

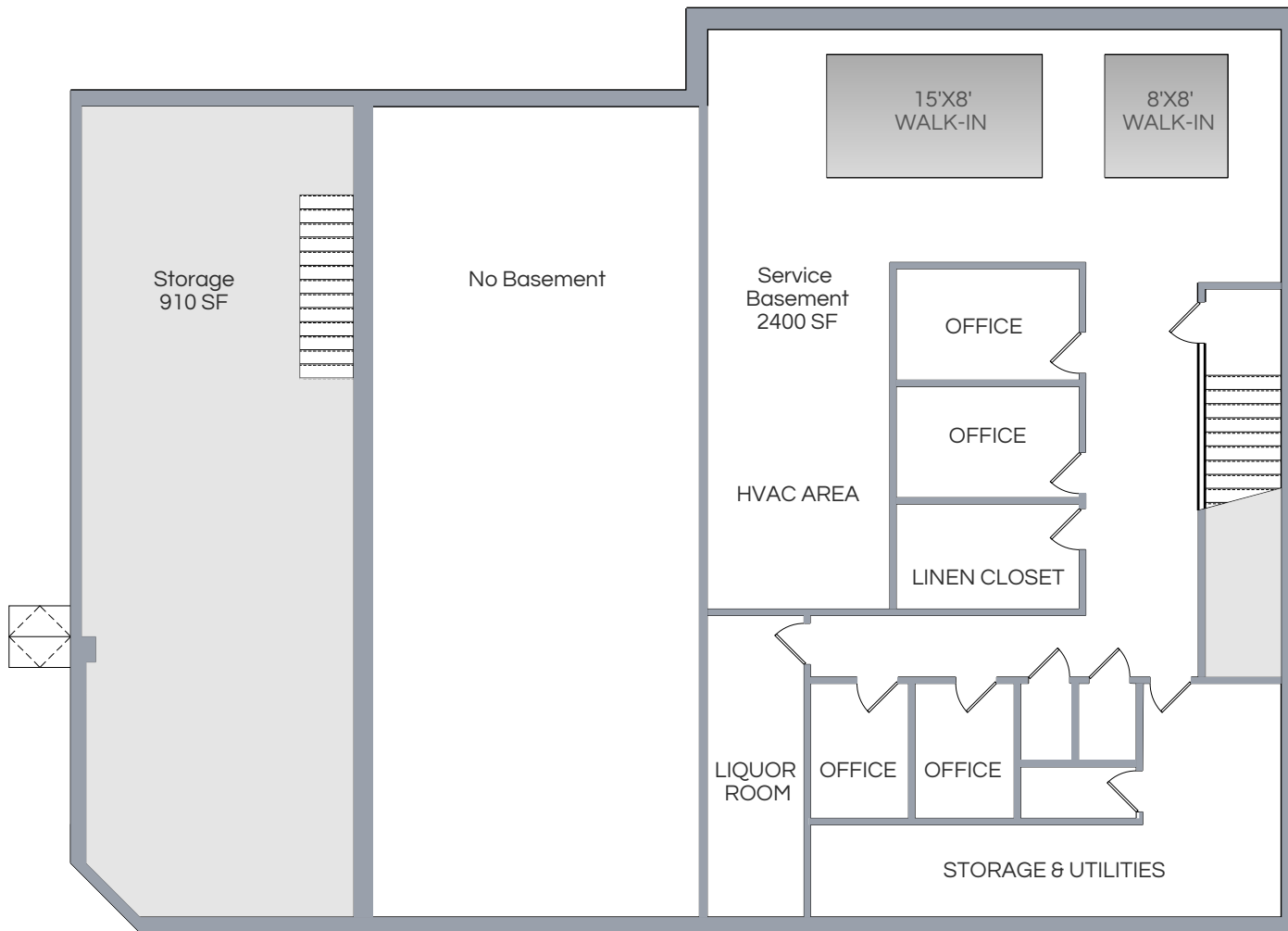
★ SITE PLAN - 2ND FLOOR



★ SITE PLAN - 3RD FLOOR



★ SITE PLAN - BASEMENT



An aerial photograph of a city street scene. In the foreground, a building's rooftop patio is visible, featuring a dark sofa, several chairs, and a table. The patio is surrounded by a low wall. To the right, a modern multi-story building with a mix of grey and white siding and windows is visible. The street below has several cars parked and a few trees. A semi-transparent white rectangular box is overlaid on the center of the image, containing text.

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For more information, please contact:

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