

5300-2 Market St,
Philadelphia, PA 19139



OFFERING MEMORANDUM



Property Overview

Key Stats

Price	\$1,100,000
Address:	5300-2 Market St, Philadelphia, PA 19139
Available SqFt:	5,964.00
Price / Sq Ft:	184.44
Business Use:	Apartment Building, Restaurant/Bar
Year Built:	1925
MLS:	PAPH2452880
Tax ID:	882573005
Ownership Interest:	Fee Simple
Sub Type:	Mixed Use
Waterfront:	No
Property Condition:	Good

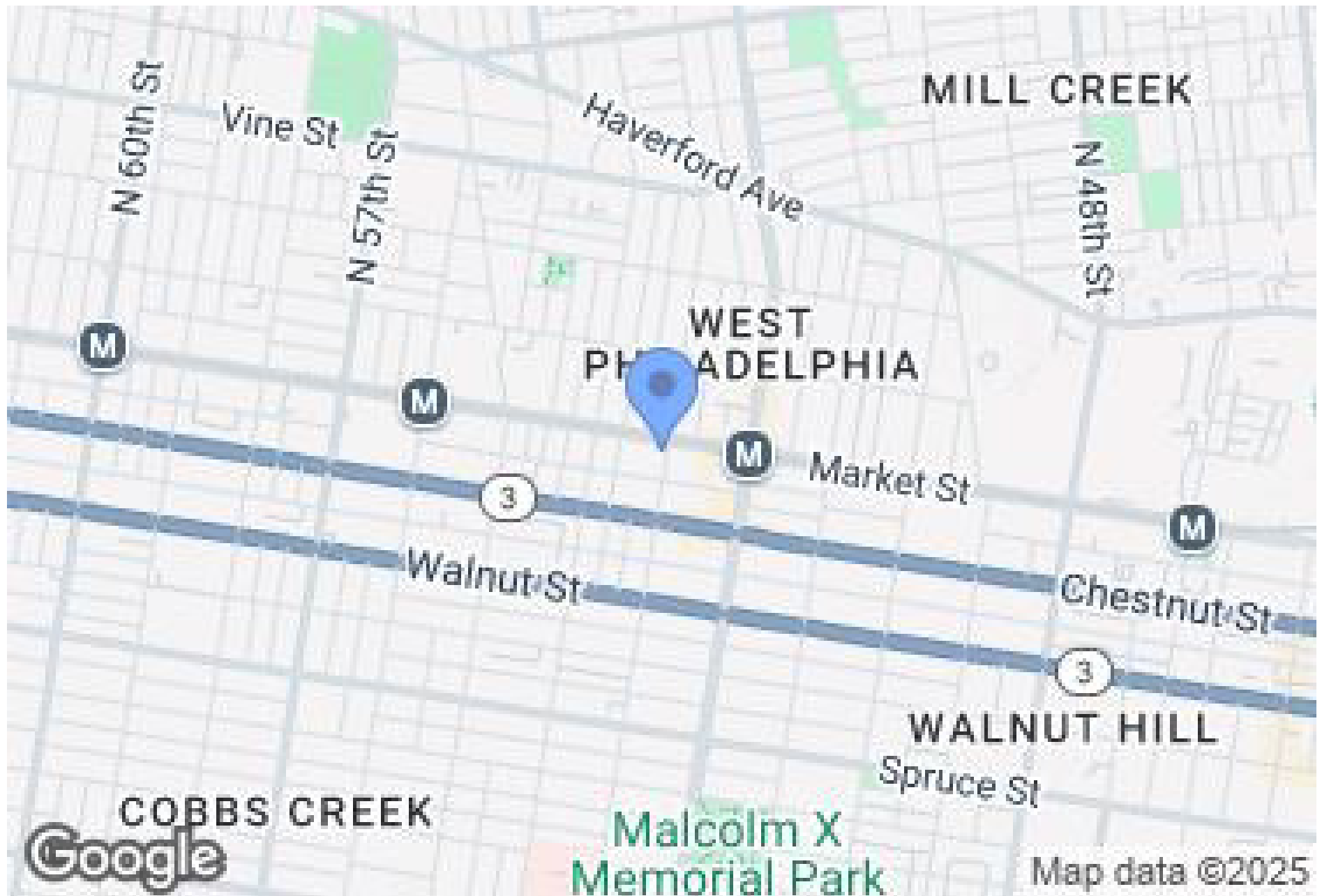
Price: \$1,100,000

West Philadelphia Opportunity Zone: 35' X 83' Corner, commercial building zoned CMX-2. The occupancy as a bar/restaurant is 285 patrons on the 1st floor, 224 on the 2nd for a total of 509 people. One of the largest capacities in this area. The bar has been in business for 20 years including a license for takeout service.

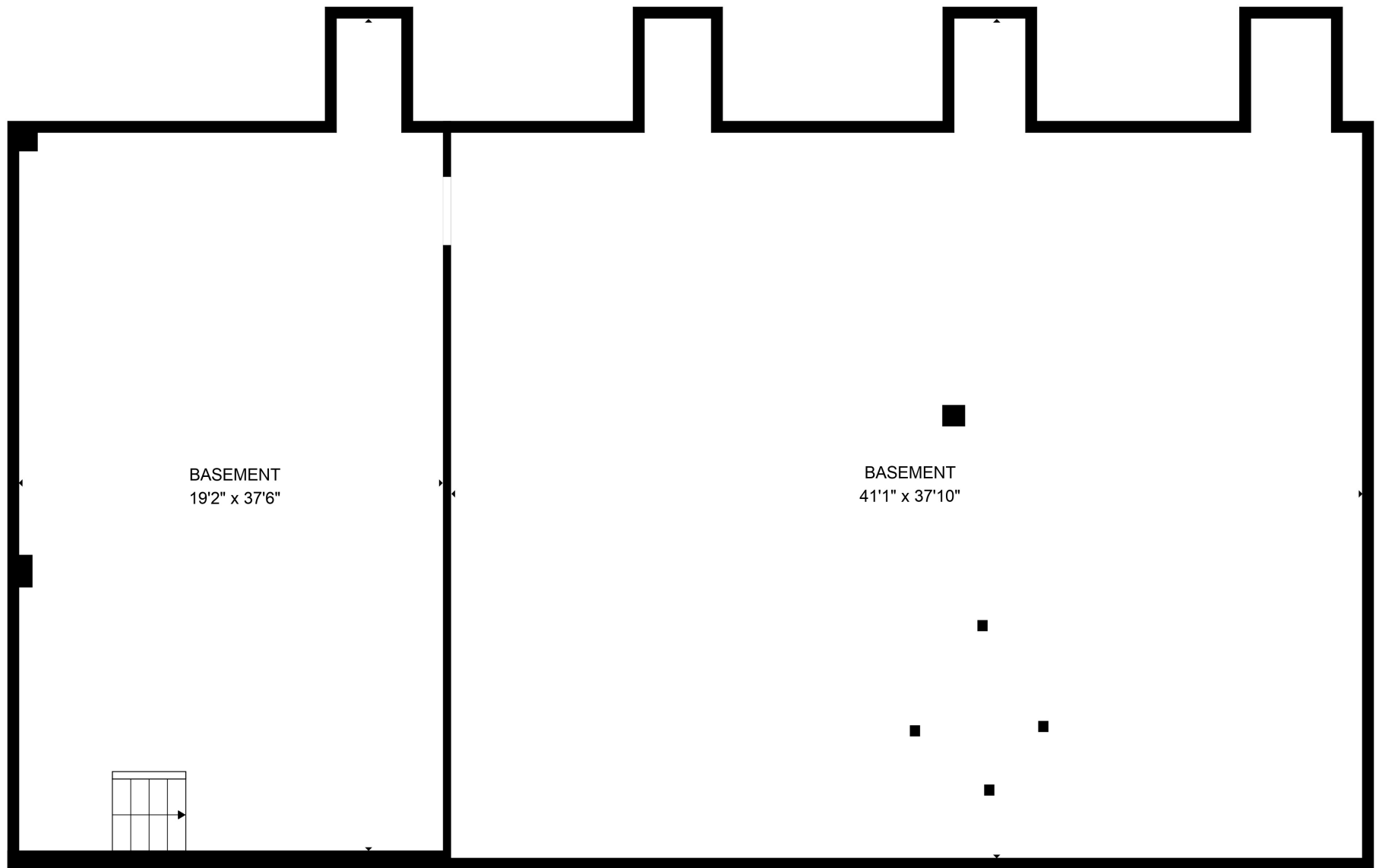
Modern kitchen with huge exhaust system and all electric cooking appliances is included in the property sale.



Location



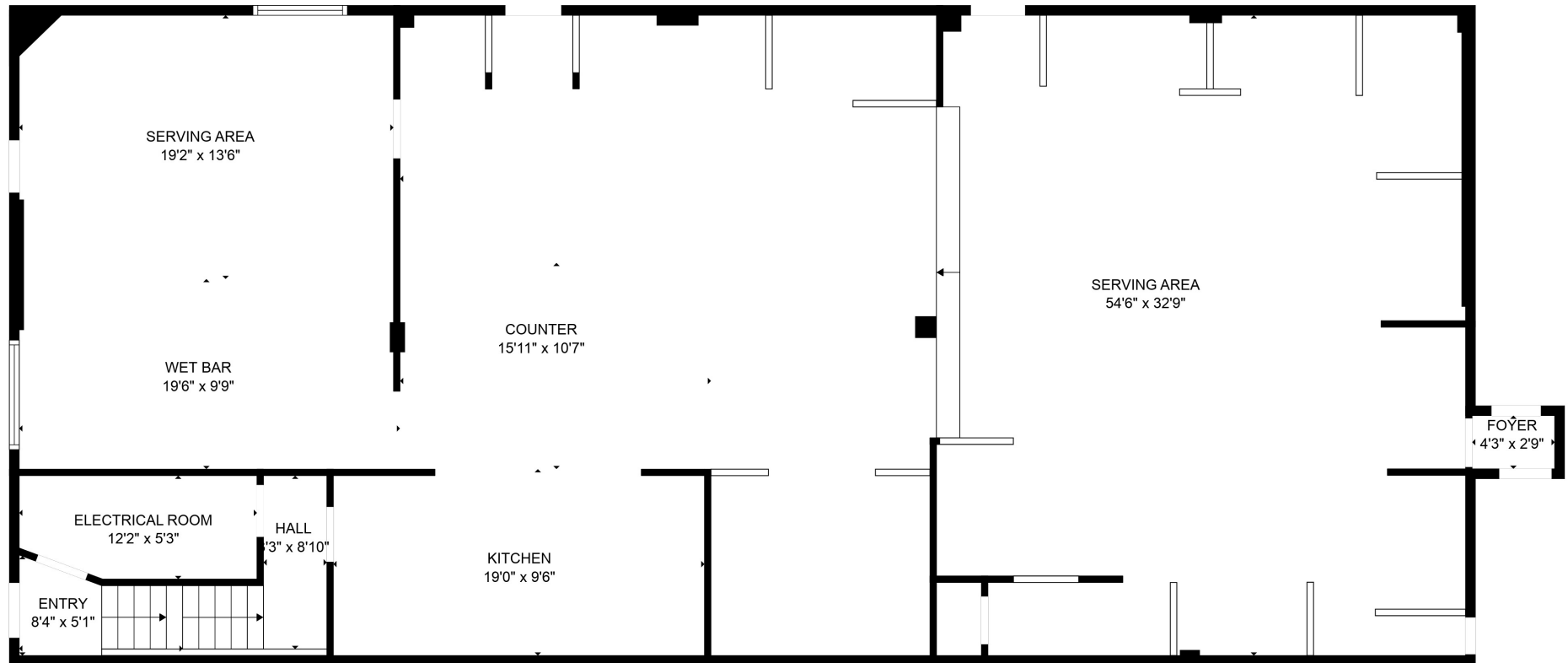
1st Floor Plan



ESTIMATED AREAS

GLA BELOW GROUND: 0 sq. ft EXCLUDED AREAS 2167 sq. ft
GLA FLOOR 2: 2031 sq. ft EXCLUDED AREAS 350 sq. ft
GLA FLOOR 3: 0 sq. ft EXCLUDED AREAS 2532 sq. ft
Total GLA 2031 sq. ft, total area 7080 sq. ft

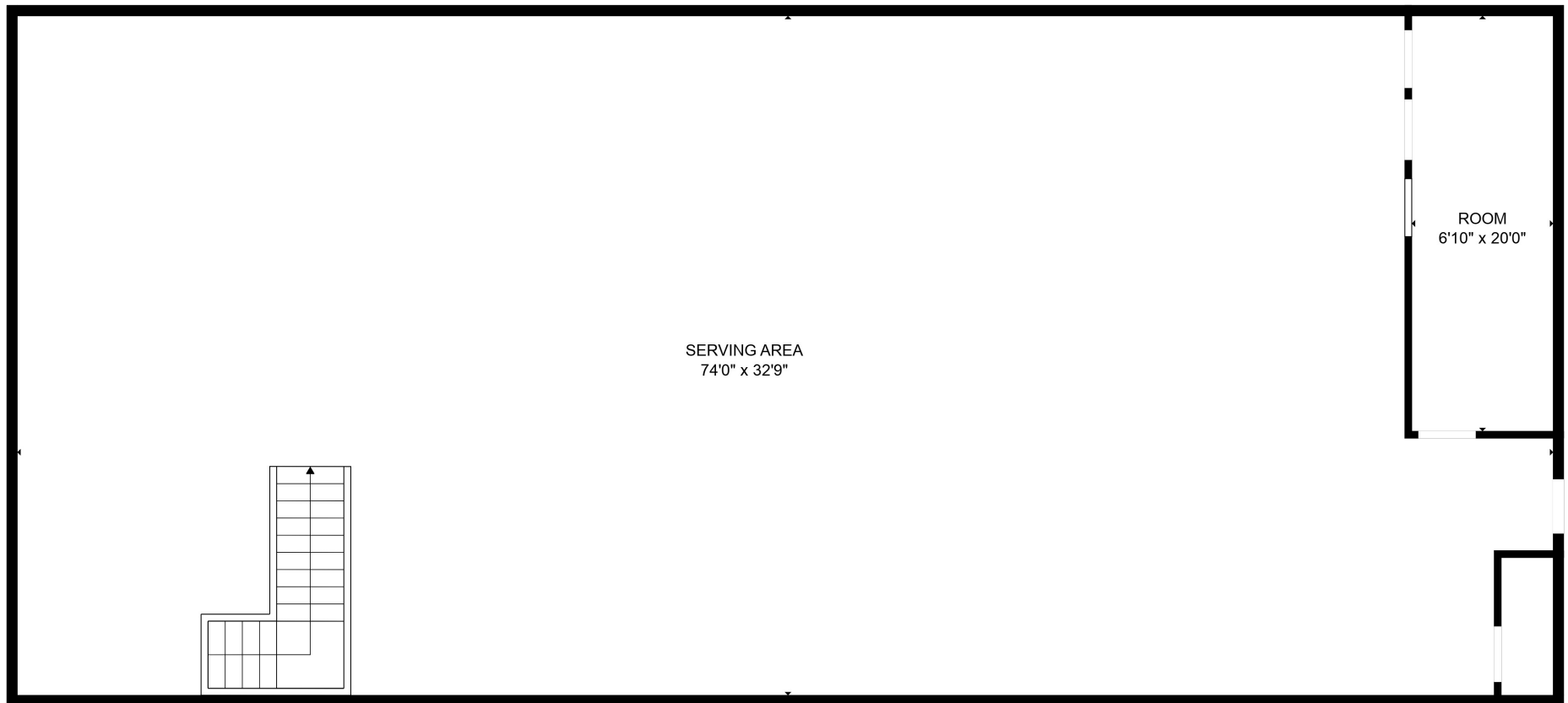
2nd Floor Plan



ESTIMATED AREAS

GLA BELOW GROUND: 0 sq. ft EXCLUDED AREAS 2167 sq. ft
GLA FLOOR 2: 2031 sq. ft EXCLUDED AREAS 350 sq. ft
GLA FLOOR 3: 0 sq. ft EXCLUDED AREAS 2532 sq. ft
Total GLA 2031 sq. ft, total area 7080 sq. ft

3rd Floor Plan



ESTIMATED AREAS

GLA BELOW GROUND: 0 sq. ft EXCLUDED AREAS 2167 sq. ft
GLA FLOOR 2: 2031 sq. ft EXCLUDED AREAS 350 sq. ft
GLA FLOOR 3: 0 sq. ft EXCLUDED AREAS 2532 sq. ft
Total GLA 2031 sq. ft, total area 7080 sq. ft

Photos



Location

County: Philadelphia, PA
MLS Area: 19139 - Philadelphia County (19139)

School District: Philadelphia City

Taxes and Assessment

Tax Annual Amt / Year: \$5,147 / 2024
School Tax: \$2,882
County Tax: Annually
City/Town Tax: \$2,264 / Annually
Clean Green Assess:: No
Zoning: CMX2

Tax Assessed Value: \$405,330 / 2025
Imprv. Assessed Value: \$294,160
Land Assessed Value: \$73,540
Land Use Code: ID0
Block/Lot: 265

Commercial Lease Information

Business Type: Apartment Building, Restaurant/Bar

Potential Tenancy: Multiple
Building Total SQFT: 5,964 / Estimated

Building Info

Building Total SQFT: 5,964 / Estimated

Construction Materials: Masonry
Roof: Flat
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.07a / 2921sf / Assessor

Lot Size Dimensions: 35.00 x 83.00

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces 0

Features: No Parking

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Ductless/Mini-Split; Cooling Fuel: Electric; Heating: Wall Unit; Heating Fuel: Electric; Hot Water: Electric;
Water Source: Public; Sewer: Public Sewer

Listing Office

Listing Agent:	Michael Kelczewski (3308644) (Lic# Unknown)	(302) 383-1983
Listing Agent Email:	mkelczewski@kurfiss.com	
Responsible Broker:	Linda Danese (3143662) (Lic# RM048378A-PA)	
Listing Office:	Kurfiss Sotheby's International Realty (KURFPHIL) (Lic# RB050068C) 1631 Locust St, Philadelphia, PA 19103-5797	
Office Manager:	Linda Danese (3143662)	Office Fax: (215) 735-2122
Office Phone:	(215) 735-22257	

Showing

Appointment Phone:	(302) 383-1983	Showing Provider: ShowingTime
Showing Contact:	Agent	Lock Box Type: None
Contact Name:	Michael	
Showing Requirements:	48 Hours Notice	
Showing Method:	In-Person Only	
Directions:	GPS	

Listing Details

Original Price:	\$1,100,000	Owner Name:	5300 Market Street Llc
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	9 / 278
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	08/31/25
Dual Agency:	Yes	Seller Concessions:	
Sale Type:	Standard		
Listing Term Begins:	02/25/2025		
Listing Entry Date:	03/05/2025		
Possession:	61-90 Days CD		



Kurfiss

Sotheby's
INTERNATIONAL REALTY

Offering Memorandum

5300-2 Market St, Philadelphia, PA 19139

Presented by

Michael Kelczewski

DRE #ABR005034

302.383.1983



Kurfiss Sothebys International Realty



(215) 735-2225



1631 Locust St suite 300, Philadelphia, PA 19103



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