

# 2 RECTOR STREET

Manayunk, Philadelphia 19127

**MPN**  
MALLIN PANCHELLI NADEL  
REALTY

## RESTAURANT/BAR PROPERTY FOR SALE IN MANAYUNK



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## ABOUT THE PROPERTY

MPN Realty, Inc., is proud to present for sale the property at 2 Rector Street in the Manayunk neighborhood of Philadelphia. This property sits prominently along the Main Street commercial corridor among the several restaurants, bars, coffee shops and specialty retail that make Manayunk a regional draw. This was formerly Bourbon Blue restaurant with 4,100sf of usable space on the first floor and identical square footage on the lower level, for a total 8,200 SF of usable restaurant space. It is currently in shell condition but with several pieces of restaurant infrastructure still intact. This property is an ideal opportunity for a food and beverage owner/operator to add their concept to the eclectic Manayunk dining scene. Although, with several high and low density projects proposed and under construction in this neighborhood, and the current zoning, the building could potentially be redeveloped for several approved uses. This property does fall within the Manayunk Main Street Historical District.

Manayunk Development Corp has a number of fully funded revitalization projects in the works including new street scape lighting, an \$18 million dollar canal reinvigoration project and toe path improvements. The City of Philadelphia also provides funding to help businesses improve the exterior of their commercial storefronts.

### PROPERTY OVERVIEW

Price	\$2,150,000.00
Year Built	1900
Number of Buildings	1
Number of Floors	2
Lot Size	60' X 88'
Lot Area	4,100 SF
Total Area of Building	8,200 SF
Real Estate Tax Assessment 2025	\$737,900.00
Real Estate Tax 2025	\$10,329.12
Surface Parking	Street Parking
Frontage	60' Rector Street
Site Shape	Irregular
Zoning	ICMX
Foundation	Stone
Exterior	Stone/ Brick
Roofing	A Frame substrate silver coating
Windows	Double-hung
Ceiling Height	11' to the beams 17' to highest point

### [PROPERTY DRAWINGS AND PLANS \(LINK\)](#)

\* Lot and building area are per City of Philadelphia

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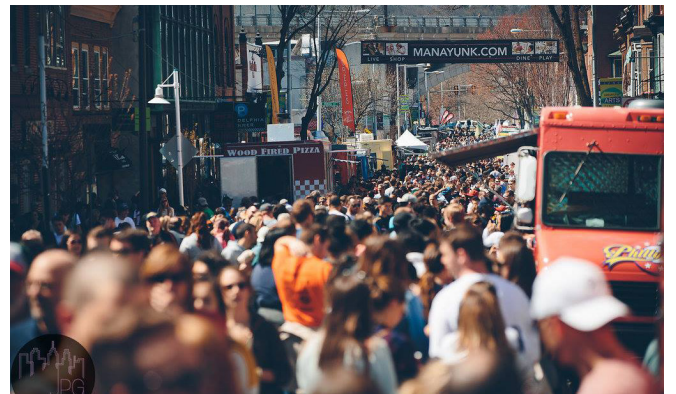
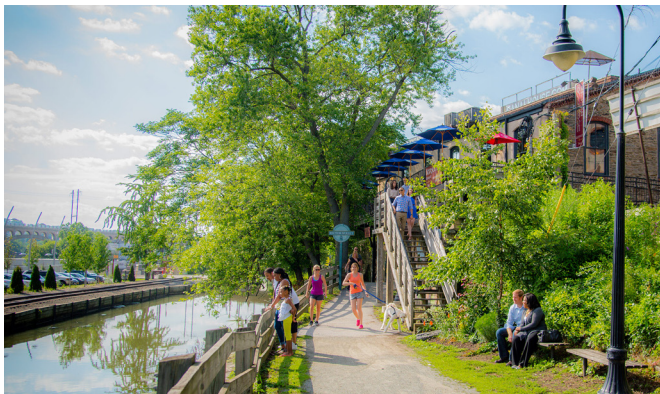
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## AERIAL MAP



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ZONING: ICMX

## ICMX INDUSTRIAL COMMERCIAL MIXED-USE

### ICMX

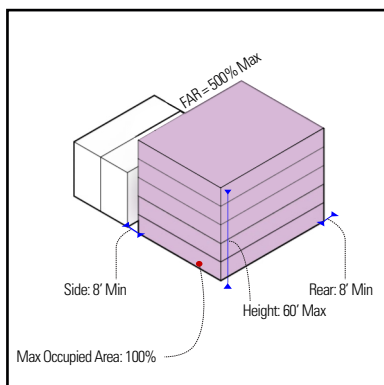
**Table 14-701-4: Dimensional Standards for Industrial Districts**



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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## ZONING: ICMX

**INTENT:** Commercial and low-impact industrial uses

**Table 14-602-3: Uses Allowed in Industrial 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	ICMX	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Multi-family	N	
Caretaker Quarters	Y	
Group Living	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care	Y	14-603 (5)
Detention and Correctional Facilities	S	14-603 (13)
Educational Facilities	Y	
Fraternal Organization	Y	
Libraries and Cultural Exhibits	Y	
Re-Entry Facility	S	14-603 (12)
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	N	
Wireless Service Facility	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY [4]</b>		
Adult-Oriented Merchandise	S	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	S	14-603 (13)
Gun Shop	S	14-603 (13)
Food, Beverages, and Groceries	Y	
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

See page 48 for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	ICMX	USE SPECIFIC STANDARDS
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Adult-Oriented Service	S	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	S	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2)(13)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Repair and Maintenance	N	
Commercial Vehicle Sales and Rental	S[1]	
Personal Vehicle Repair and Maintenance	S[2]	
Personal Vehicle Sales and Rental	S[1]	
Vehicle Fueling Station	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S[1]	
Vehicle Paint Finishing Shop	N	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Equipment and Materials Storage Yards and Buildings	Y	
Moving and Storage Facilities	Y	
Warehouse	Y	
Wholesale Sales and Distribution	Y	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	Y	
General Industrial	N	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	N	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	N	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	Y	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

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## MANAYUNK FLOOD ZONE INFORMATION

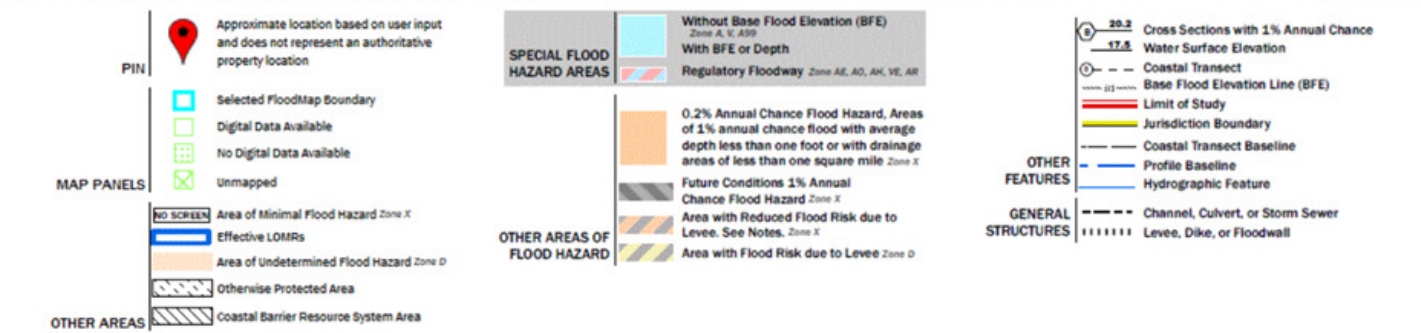
2 Rector Street, Philadelphia, PA 19127 is located in a Non-Special Flood Hazard Area known as ZONE X of the F.E.M.A. flood zone map 4207570088G for Philadelphia, PA. This map shows the property to be in the orange shaded 0.2% Annual Chance Flood Hazard area.

ZONE X areas are where there is a minimal or moderate risk of flooding. While flood insurance is not mandatory for properties in ZONE X, homeowners and business owners are encouraged to consider coverage, as flooding can occur even in low-risk areas. These areas are typically outside the 1% Annual Chance Flood Hazard.

Costs of insurance vary depending on how much insurance is purchased, what it covers, and the property's flood risk.

In order to qualify for flood insurance, the home or business must be in a community that has joined the NFIP and agreed to enforce sound floodplain management standards. To find out if the community participates in NFIP, you can call 800-638-6620.

You can only purchase flood insurance through an insurance agent, you cannot buy it directly from the NFIP. You can find an agent in your area by calling 800-638-6620 to reach the NFIP call center.



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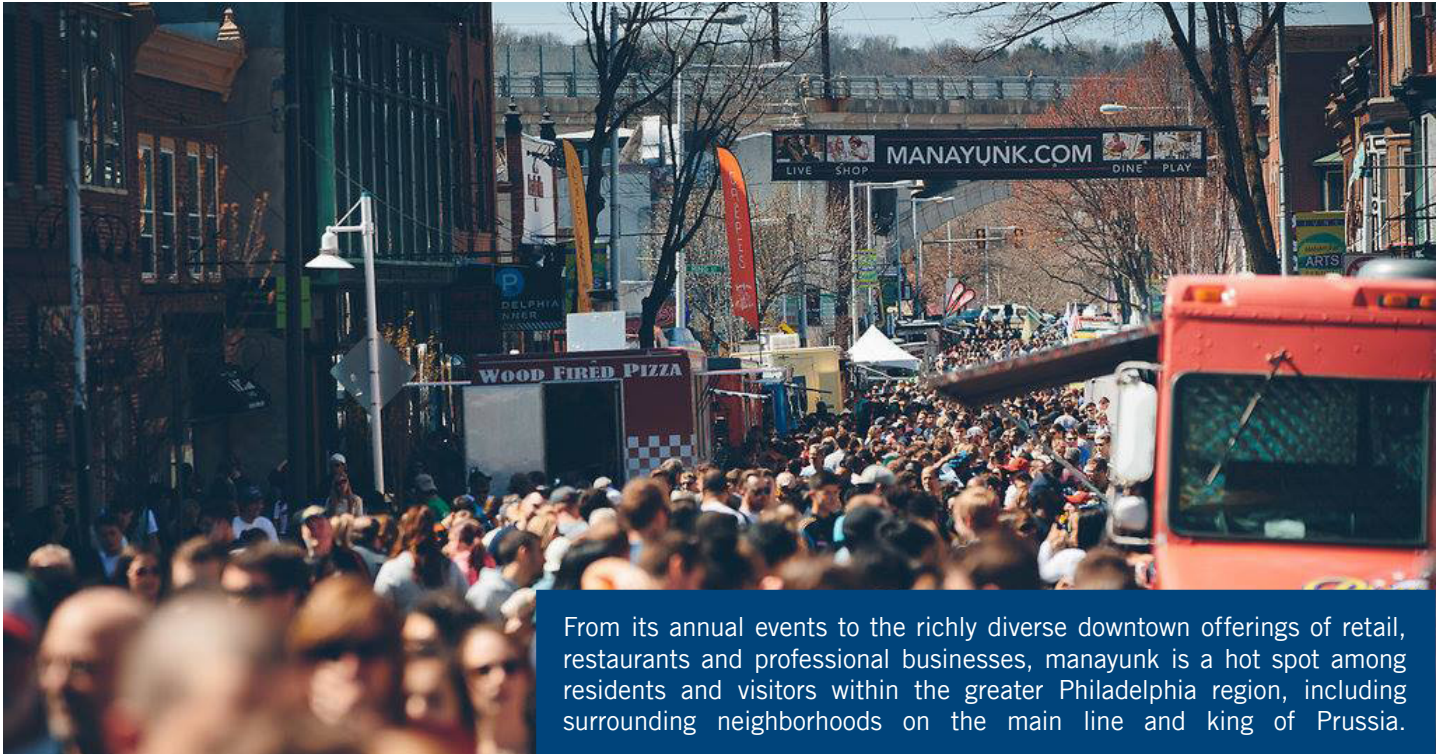
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## ABOUT MANAYUNK



From its annual events to the richly diverse downtown offerings of retail, restaurants and professional businesses, manayunk is a hot spot among residents and visitors within the greater Philadelphia region, including surrounding neighborhoods on the main line and king of Prussia.

Manayunk's historic district is nestled in Northwest Philadelphia on a hillside between the Schuylkill River and a 100-year-old thriving residential neighborhood, which is key to the Manayunk business district's success. More than 650,000 people live in a 5-mile radius and over 1.5 million people reside in the Greater Philadelphia area from which Manayunk businesses attract its visitors, including the Philadelphia Main Line and its affluent clientele.

With easy access to I-76 at both ends, a Septa regional rail stop located just behind Main Street, bus stops throughout the commercial district, and the Schuylkill River heritage trail along the canal, Manayunk is easily accessible by car, train, bus, or bike.

The broad appeal of Manayunk is its accessibility. Just 15 minutes from the region's primary destinations, Manayunk offers an ultimate urban experience, with small town charm.

Many businesses are owner-operated, and the retailers share a sense of community in this unified district by meeting regularly to develop promotions that strengthen every business, such as the annual Manayunk Arts Festival to First Fridays. These events draw more than half a million visitors to the district each year in addition to normal visitor traffic. These dynamic events offer local businesses an exciting opportunity to increase their customer base.

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## AREA RETAIL MAP



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