

4323 MAIN STREET Manayunk, Philadelphia 19127

ICONIC BREWERY AVAILABLE FOR SALE OR LEASE

MPN
MALLIN PANCHELLI NADEL
REALTY



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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Property Overview

MPN Realty, Inc. is pleased to present the exclusive sale or lease of 4323 Main Street, Fat Lady Brewing, in Manayunk. The sale presents a unique opportunity for a brewery/bar, restaurant, and many other business owners looking to own their real estate. The two-story 5,884 +/- SF building consists of a main bar on the ground floor, & the second floor offers a private event space with performance stage and an additional bar. The property was renovated a couple of years ago featuring all new systems.

Located in the core of Manayunk, the property has incredible exposure with 32' of frontage along Main Street. Manayunk is a thriving downtown community along the Schuylkill River, with a robust residential community, vibrant commercial scene with businesses such as; Lucky's Last Chance, Jinxed, Insomnia Cookies, and Volo Coffee. The site provides easy access to Center City via Kelly Drive and I-76.



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Property Overview

Sale Price:	\$1,875,000
Lease Price:	\$12,500/month + NNN
Neighborhood:	Manayunk
Year Built (City of Phila.)	1900
Number of floors	2 + Basement
Number of Bars	2
Property Features	Performance Stage, 12 Tap Beer System, 2nd Floor Event Space
Heat	Gas Forced Hot Air
Dosmestic Hot Water	Gas
Air Conditioning	Central Air
Flooring	Hardwood and Tile
Ceilings	15'
Restrooms	First Floor: ADA Restroom ; 2nd Floor: Men's or Woman's Restroom
Fire Suppression	Fully Sprinklered Building; Hard wired; Smoke and Fire Alarm
Lot Area	3,070 SF (Per city of Phila.)
Building Area	5,884 SF (Per city of Phila.)
Lot Size	32' x 96' (Per city of Phila.)
Street Frontages	32' along Main Street
RE Tax Assessment 2025	\$1,263,300.00
RE Tax 2025	\$17,683.67
Zoning	CMX 2.5

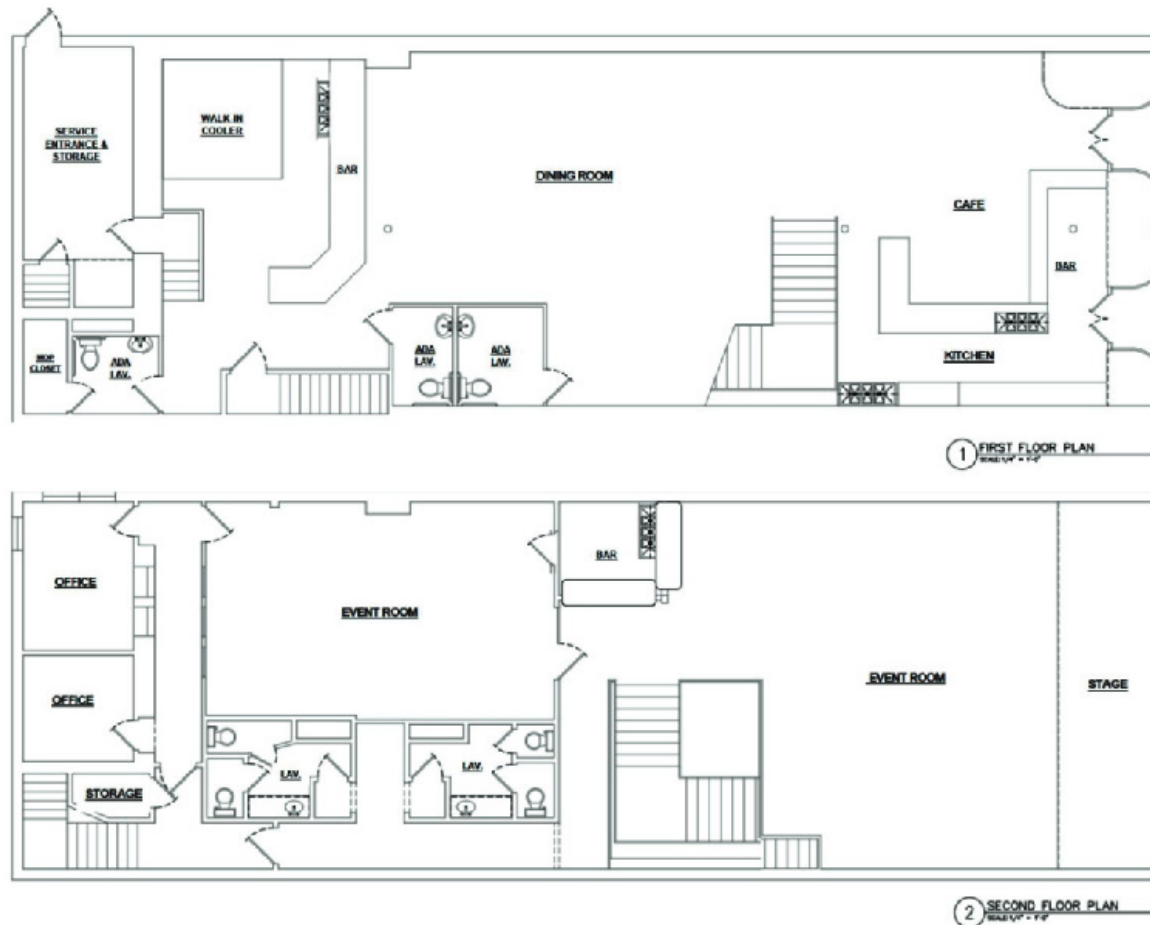
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Floor Plan



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Property Photos



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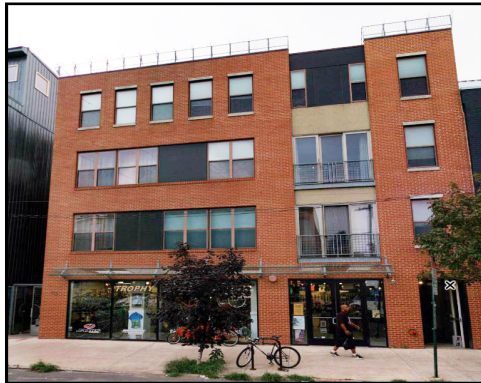
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Zoning

CMX-2.5

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



Max. Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	55 ft.*
Min. Cornice Height	25 ft.

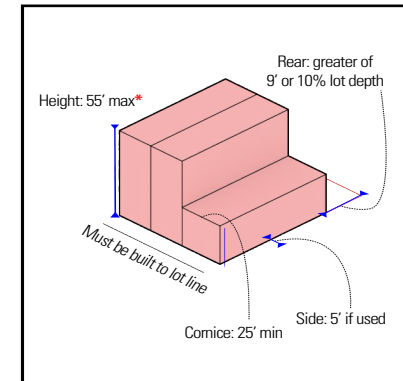


Table Notes:

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(.4) (Primary Frontage)

* Zoning Bonus Summary		CMX-2.5	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (\$14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (\$14-702(16))		n/a	25% increase in units permitted

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Parcel Map



DEMOGRAPHICS (within 1 mile)

Residents	27,804
Average household income	\$115,547
Est. daytime population	11,612

Walk Score
97

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Retail Map



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About the Neighborhood: Manayunk

Welcome to Manayunk, one of Philadelphia's most sought-after neighborhoods, offering a perfect mix of historic charm and modern convenience. Set along the Schuylkill River and known for its distinctive hilly streets, Manayunk provides a small-town feel just minutes from Center City. The neighborhood features beautifully restored rowhomes, converted mill lofts, and newly built residences, giving buyers and renters a wide variety of housing options. Many properties boast unique architectural character, from Victorian details to industrial-chic designs, all within walking distance of vibrant local amenities.

At the center of the neighborhood is Main Street, a lively destination filled with restaurants, coffee shops, boutiques, and galleries. Residents enjoy a thriving food and nightlife scene as well as year-round festivals and community events. Outdoor enthusiasts will appreciate the Manayunk Canal Towpath, nearby parks, and access to the Wissahickon trails, making it easy to enjoy both an active lifestyle and scenic views.

Manayunk attracts young professionals, families, and long-term residents who value



its blend of energy and charm. With SEPTA's regional rail and bus routes, commuting to Center City and surrounding areas is convenient, though some streets can be steep and parking can be limited. Housing demand has steadily increased, reflecting the neighborhood's popularity and continued growth. For buyers or renters looking for a vibrant community with character, history, and easy access to both the city and nature, Manayunk is an excellent choice.

