



AVAILABLE FOR SALE

4047-49 CRESSON ST

PHILADELPHIA, PA 19127

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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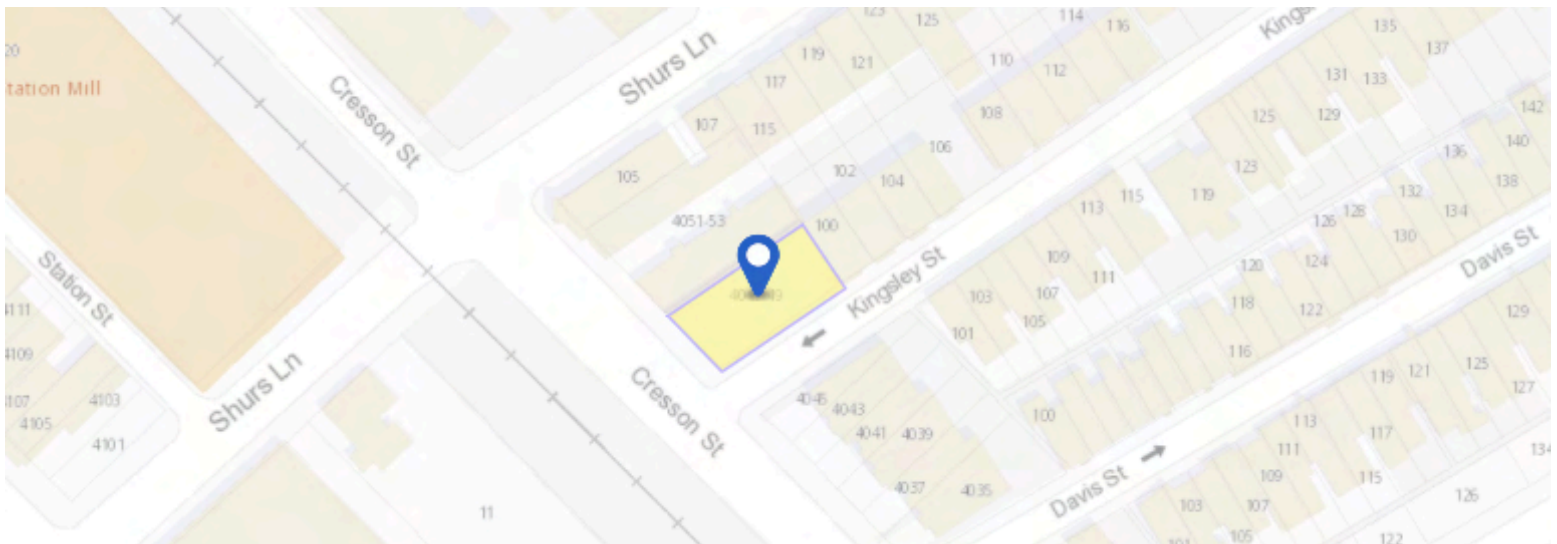
THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

PROPERTY DESCRIPTION

The Flynn Company is pleased to offer 4047-49 Cresson St, in the Manayunk section of Philadelphia, for sale. The 2-story, 6,240 SF building is situated on 2,904 SF of land and is located on the corner of Cresson and Kingsley Sts. The property is zoned CMX-2, which is primarily intended for neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors. The building has been used as a motor vehicle towing and repair shop for 40+ years on the 1st floor with a range of commercial and offices uses on the 2nd floor. The property is in good condition with the roof being recoated in recent years, vinyl windows and clean rental suites. Manayunk continues to be a thriving community where businesses and residents are attracted to the small town feel with all of the amenities of a big City.

Property Address	4047-49 Cresson St, Philadelphia, PA 19127
Tax Parcel	884634801
School District	Philadelphia
Stories	2
Building SF	6,240 SF
Land SF	2,904 SF
Zoning	CMX-2
Parking	None
Lot Dimensions	Approximately 40' X 75'
Historic Register	No
Real Estate Taxes (2025)	Estimated to be \$4,367



ZONING: CMX-2

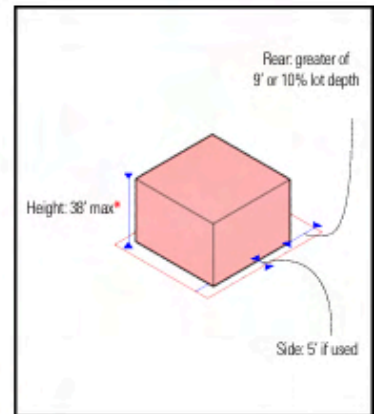
- Primarily intended for neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors.

CMX-2

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



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth	N/A
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	38 ft. *
Min. Cornice Height	N/A



Permitted Uses

*Following are just some of the permitted uses



Residential Use

- Single Family
- Two-Family
- Multi-Family



Retail Sales Use

- Consumer Goods
- Pets & Pet Supplies



Public, Civic and Institutional Use

- Adult Care
- Child Care Center
- Educational Facilities



Commercial Services Use

- Maintenance & Repair
- Commissaries & Catering Services



Office Use

- Business & Professional
- Sole Practitioner
- Building Supplies & Equipment



Vehicle Equipment Sales

- Vehicle Equipment & Supplies Sales

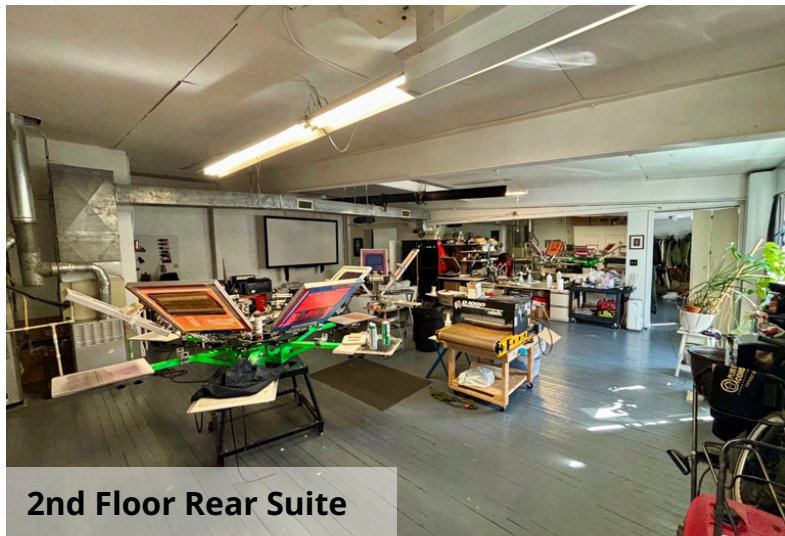
PROPERTY PHOTOS



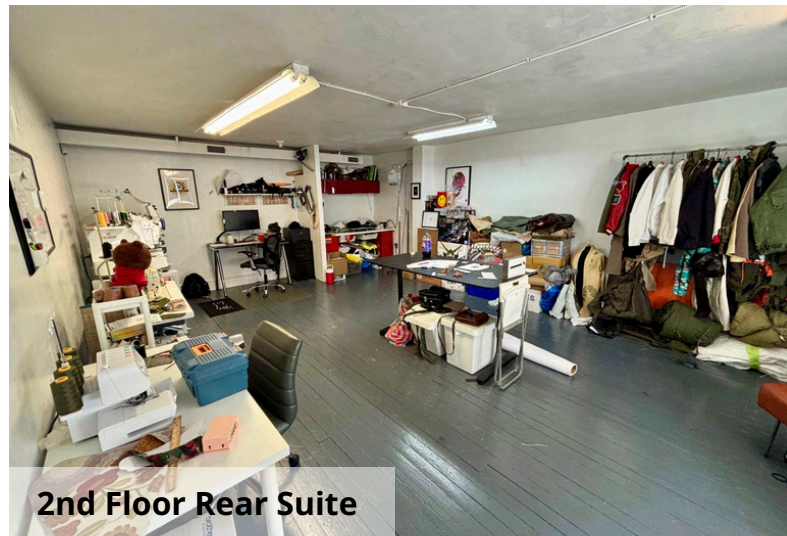
Kingsley St Frontage



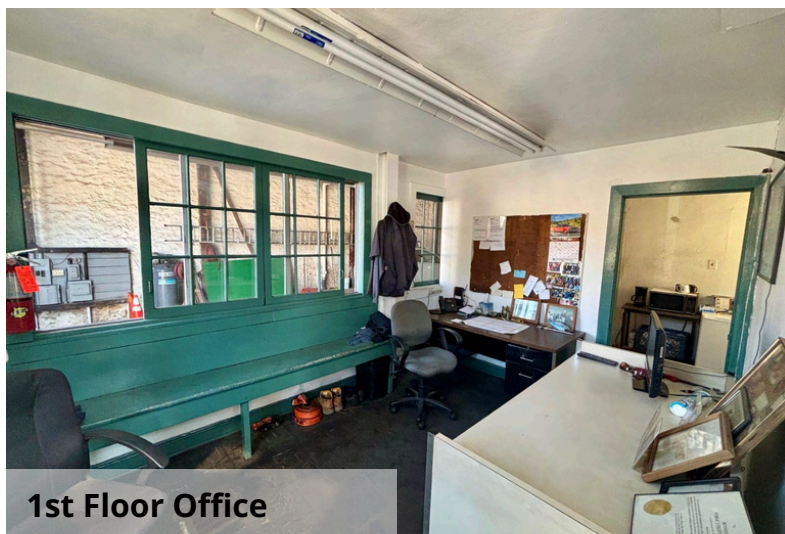
2nd Floor Front Suite



2nd Floor Rear Suite



2nd Floor Rear Suite

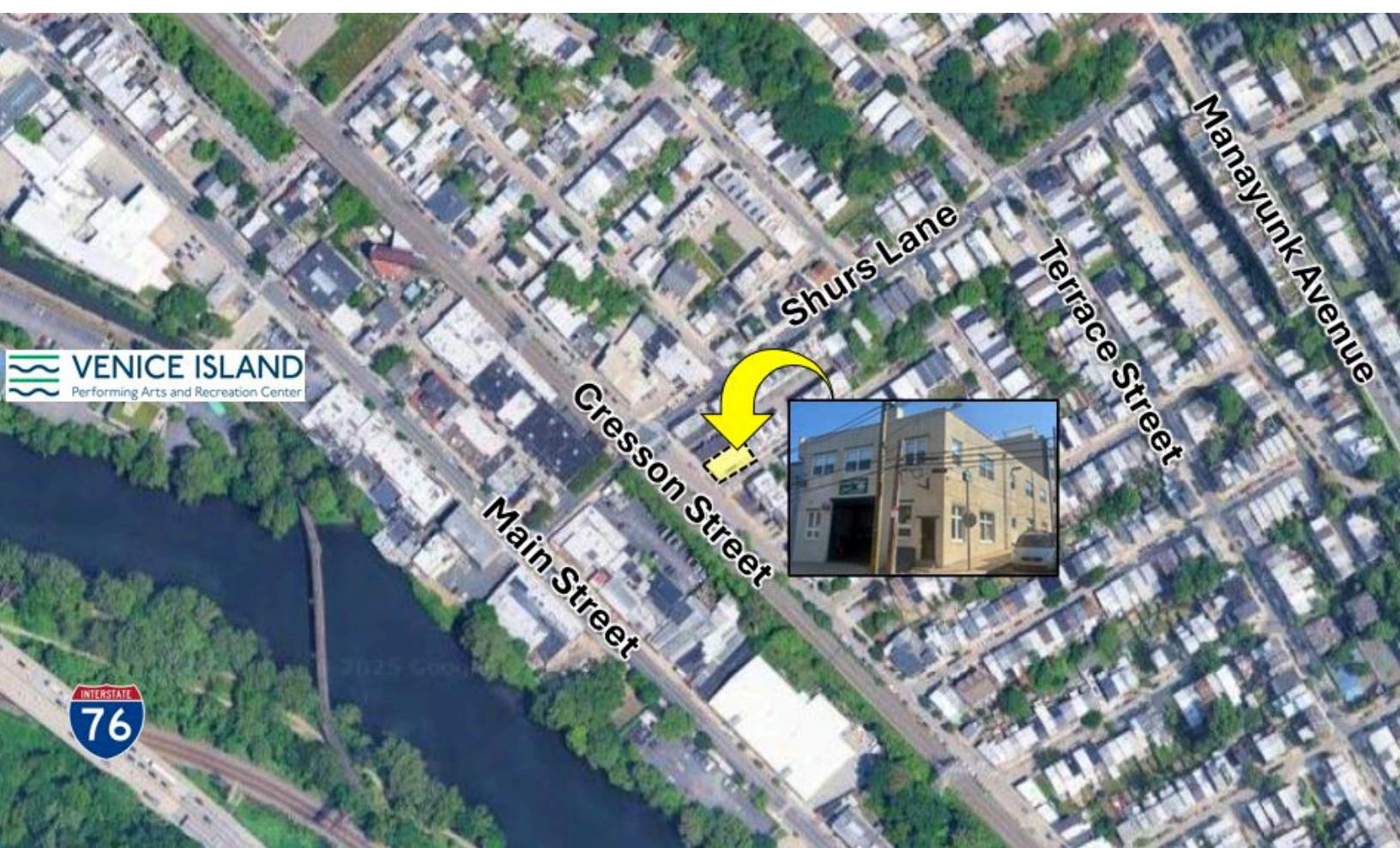


1st Floor Office



1st Floor Garage

LOCATION



CONTACT INFORMATION

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