

TURN KEY RESTAURANT/BAR WITH REAL ESTATE IN
RITTENHOUSE SQUARE FOR SALE



222 S 15TH STREET Rittenhouse Square, Philadelphia 19103



1601 WALNUT ST, PHILADELPHIA, PA 19102 215.413.4900 ■ www.mpnrealty.com

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THE PROPERTY

MPN Realty, Inc. is pleased to present the exclusive sale of 222 S. 15th St., a turnkey restaurant/ bar in Rittenhouse Square. The site has operated as Shiroi Hana, a sushi/ Japanese restaurant, for over 20 years. The sale includes the real estate, FF&E, and R-liquor license, which has no restrictions. The main dining area has 56 seats, and there are an additional 40 seats on the 2nd floor. This presents an excellent opportunity for a restaurant operator in an A+ location. 222 S 15th St. is located between Walnut and Locust Streets with many public parking garages nearby. A few of the neighbors include Good Dog Bar, Alice Pizza & Restaurant, Fado Irish Pub, and Misconduct Tavern. With CMX-5 zoning this location offers the possibility of adding floors above.



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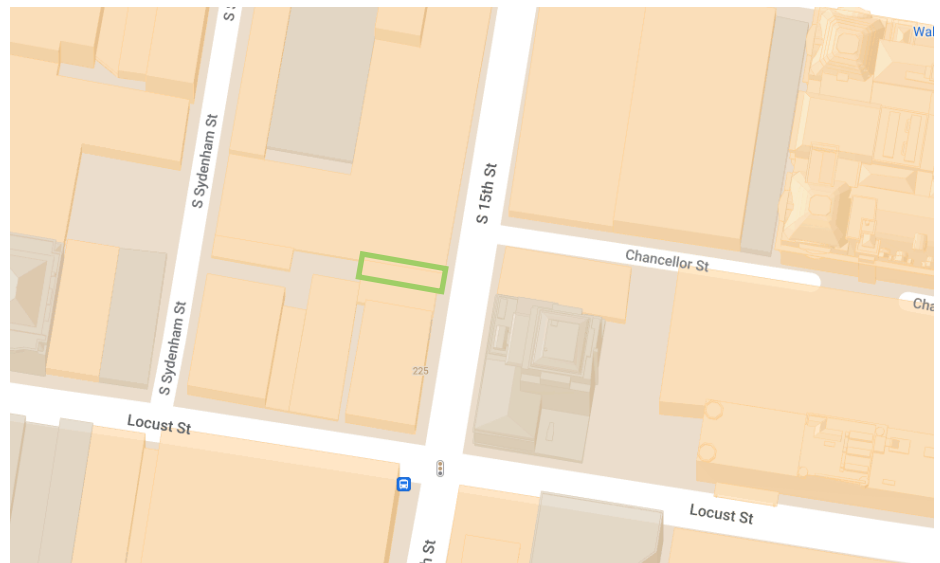


PROPERTY OVERVIEW

Price	\$1,850,000
Price of Liquor License	\$180,000
Number of Floors	2 plus basement
Neighborhood	Rittenhouse Square
Kitchen	One - on the first floor with 15' hood
Refrigeration	(2) Walk In Coolers
Number of Seats	56 in the main dining area; 40 seats plus bar on the 2nd floor
Heat	Gas Forced Hot Air
Dosmestic Hot Water	Gas
Cooking	Gas
Air Conditioning	Central Air & mini-Split wall units
Flooring	Hardwood and Tile
Number of Bars	Sushi bar in main dining area; (1) bar on 2nd floor
Restrooms	(2) customer restrooms on the 2nd floor (2) employee restrooms
Gross building area	3,235 SF (City of Philadelphia)
Lot Size	20' x 76'
Lot Area	1,517 SF (City of Philadelphia)
Street Frontage	20' on S. 15th St
Real Estate Assessment 2025	\$1,116,500
Real Estate Tax 2025	\$15,743
Zoning	CMX-5

FF&E LIST

- 15' Hood
- (1) Delfield bain marie refrigerator
- (1) Bain marie refrigerator
- (2) low boy refrigerators
- (1) low boy freezer
- (3) chest freezers
- (1) 2 door refrigerator
- (1) Salamander grill
- (1) 6 burner gas range
- (1) 30" chest freezer
- (1) walk in refrigerator
- (1) walk in freezer



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Zoning

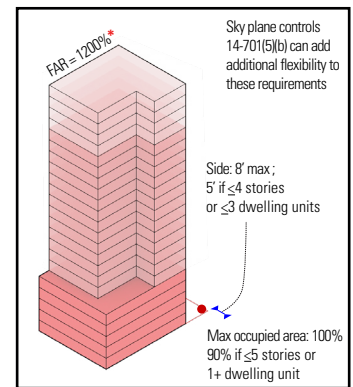
CMX COMMERCIAL MIXED-USE

CMX-5

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



Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%	
Min. Side Yard Width	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.	
Max. Floor Area Ratio	1200%* With additional bonuses	1600%** For certain lots within Center City University City, with additional bonuses



* Zoning Bonus Summary		CMX-5 Additional FAR
Public Art (§14-702(5))		100%
Public Space (§14-702(6))		Up to 400%
Mixed Income Housing (§14-702(7))	Moderate Income	300%
	Low Income	400%
Transit Improvements (§14-702(8))		Up to 400%
Underground Accessory Parking and Loading (§14-702(9))		200%
Green Building (§14-702(10))		Up to 400%
Trail (§14-702(11))		N/A
Street Extension (§14-702(12))		N/A
Retail Space (§14-702(13))		N/A
Stormwater Management (§14-702(14))		N/A
Through-Block Connection (§14-702(15))		N/A

For bonus restrictions in select geographic areas, see [page 49](#).

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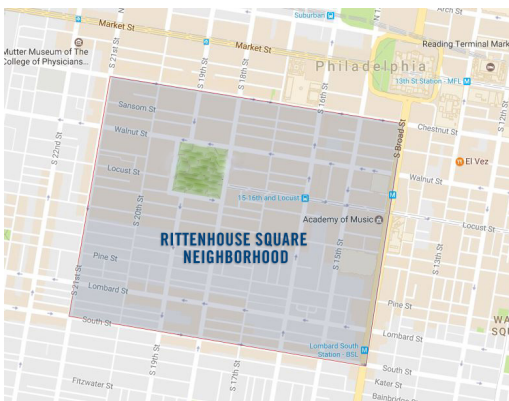
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About the Neighborhood: Rittenhouse Square



One of five original squares planned by city founder William Penn in the late 17th century, Rittenhouse Square has become widely considered as one of the finest urban public spaces in the United States. The park square is nestled in the middle of Philadelphia's Center City District, providing an oasis of respite and relaxation amidst the bustling city. The neighborhood park is one of the most lovely and peaceful spots in which read, relax on a park bench, catch-up with friends, or people watch.

High-rise residences, luxury apartments, an office tower, popular restaurants and retail stores surround this tree-filled park. Once predominantly a daytime destination, Rittenhouse Square is now a popular nightspot as well, with a string of restaurants — including Rouge, Devon, Parc and Barclay Prime — that have sprouted up along the east side of the park on 18th Street.

So these days, you can take in the serenity of the natural landscape from a park bench in the sunshine and then sip cocktails under the stars at one of many candlelit outdoor tables.

Moreover, many additional restaurants, bars, and clubs have opened along the surrounding blocks in recent years. Some of which include Parc, Tria, Continental Midtown, Il Pitore, Village Whiskey and the Dandelion.



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Retail Map of Neighborhood

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SITE: 222 S 15TH ST



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