4227 MAIN STREET

Manayunk, Philadelphia 19127

NEWLY-RENOVATED MIXED-USE BUILDING IN MANAYUNK

MPN
MALLIN PANCHELLI NADEL
REALTY

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About the Property

MPN Realty, Inc., is proud to exclusively present the sale of 4227 Main Street in the heart of the highly desirable Manayunk neighborhood of Philadelphia, PA. The current commercial tenant (who has been here for over 5 years) is now on the 1st of three 3-year lease options, and is a staple of the downtown Manayunk community. The rear of the building has a hard scaped courtyard that allows shared access to the retail space on the 1st floor, and a nicely renovated bi-level 2 Bedroom 2 Bath apartment on the 2nd floor. The entire street-level frontage is for the beauty salon, maximizing retail exposure on the street. Both the retail and residential spaces were completely renovated in 2020 by Ownership after first purchasing the property. The Salon has been renovated with modern lighting, modern flooring, an attractive bathroom, its own washer & dryer, and upgraded HVAC and Hot Water heating units in the basement.

The 2 Bedroom Bi-Level apartment has been renovated with modern flooring, modern lighting, and a new kitchen including granite countertops, dishwasher, and gas stove. The HVAC system is located in a closet in the apartment, and the Hot Water heating unit is located in the basement. Both have been updated with modern units. There is a washer and dryer in the upstairs bathroom of the apartment. The electric system for both units has been updated for the entire building. The Owners have self- managed the property since purchasing and have kept rents very reasonable for the market.

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About the Property

Property Overview	
Price	$625,000
Year Built	1900
Year Renovated	2020
Number of buildings	1
Number of Floors	3
Number of Units	2 Units
Unit Mix	(1) Retail Space (1) 2 Bed/2 Bath Unit
Lot Size*	15’ x 100.3’
Lot Area*	1,505 Sq Ft
Total Area of Building*	2,084 Sq Ft
Total Area of Residential*	1,084 Sq Ft
Total Area of Retail*	1,000 Sq Ft
Real Estate Tax Assessment 2026	$363,700
Real Estate Tax 2026	$5,091
Surface Parking	Street
Frontage*	15 Ft.
Size Shape	Rectangular
Zoning	CMX-2.5
Exterior	Brick
Roofing	Flat
Electric	Separate, Tenants Pay
Domestic Hot Water	Separate, Tenants Pay
Utilities	Tenants Pay
Heating	Gas, Tenants Pay
Air Conditioning	Mini-Splits, Tenants Pay
Kitchens	Updated
Bathrooms	Updated
Fire Protection	Hard Wired Fire Alarm System
Laundry	W/D in Each Unit
Outdoor Space	Rear Patio 1st Floor, Rear Deck 2nd Floor

*Per the city of Philadelphia

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Operating Statement

INCOME	
Scheduled Gross Income	$51,720
Vacancy @ 5 %	($2,586)
Effective Gross Income (EFI)	$49,134
EXPENSES	
RE Tax - 2026*	$5,144
Manayunk SSD Tax 2025	$615
Insurance 2025	$3,500
Repairs 2025	$1,497
Fire Alarm Services 2025	$250
Trash 2025	$500
Water (Owner pays 25% of total)	$194
Rental License	$69
Management @ 6% of EFI	$2,948
Total Expenses	$14,717
Net Operating Income	$34,417

*Property has a partial tax abatement through 12/31/26.
Tax without abatement is $7,646.

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Rent Roll

UNIT	Unit Mix	Monthly Rent	Monthly Yearly	Lease Start	Lease End
1F	Retail-Salon	$2,160	$25,920	5/14/2025	5/15/2027
2F	Bi-Level 2 Br Apt	$2,150	$25,800	4/30/2025	4/29/2026
TOTAL:		$4,310	$51,720		

RESPONSIBILITY FOR UTILITIES	
Electric	Tenants
Heating/Air Conditioning	Tenants
Water	Tenants 75%, Landlord 25%
Cooking Gas	Tenants
Trash	Tenants
Pest Removal	Tenants
Snow Removal	Tenants

Commercial Lease Abstract

UNIT	Unit Mix	Lease Start	Lease End	Monthly Rent	Yearly Rent	Approx Sq Ft	$ / Sq Ft
1st Floor	Retail-Salon	5/14/2026	5/15/2027	$2,250	$27,000	1,000	$27.00
		5/14/2027	5/13/2028	$2,340	$28,080	1,000	$28.08

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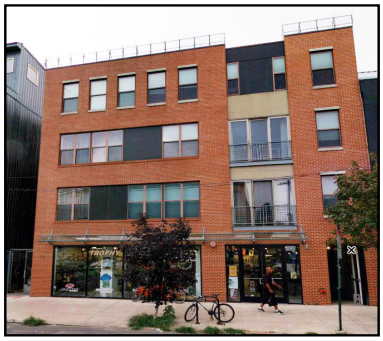
CMX-2.5

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.

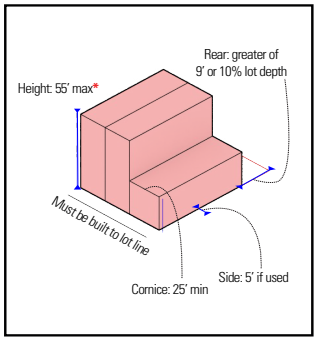


Table Notes:
[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(.4) (Primary Frontage)

* 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

For bonus restrictions in select geographic areas, see page 49.

NEIGHBORHOOD OVERLAYS	
NCA Neighborhood Commercial Area Overlay District - Main Street/Manayunk and Venice Island Subarea A	14-503(4)(a)(.1)
/FDO Fourth District Overlay District - Fourth District Area	14-524
/NIS Narcotics Injection Sites Overlay District	14-540

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Retail Map

DEMOGRAPHICS (within 1 mile)	
Residents	27,839
Average household income	$115,522
Est. daytime population	12,397

Walk Score
98

NEIGHBORS INCLUDE:

insomnia cookies · JAKE'S AND COOPER'S WINE BAR AND WINE SHOP · Kismet BAGELS · JINXED · VOLO COFFEEHOUSE · BLONDIE

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Manayunk Flood Zone Information

4227 Main 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 42091CO388G for Philadelphia, PA. This map shows the property to be in the non- shaded Minimal 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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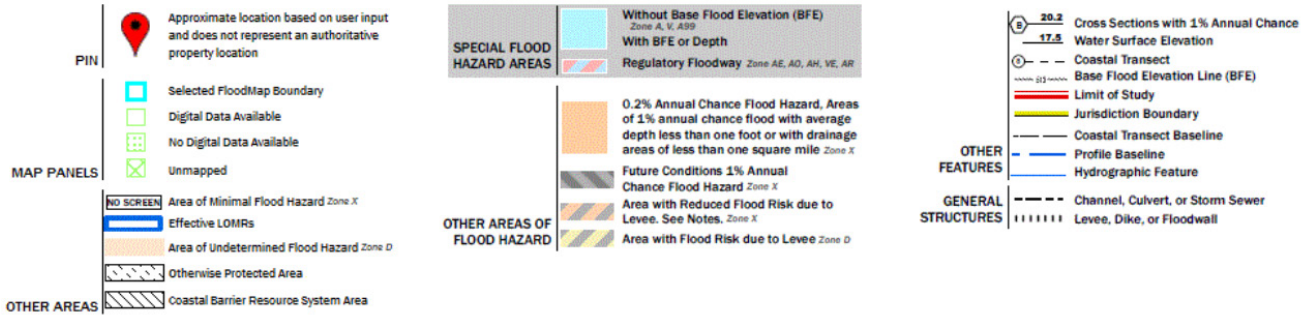
Flood Zone Map



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Manayunk Events

FOUNDERS PHILLY FREEZE-OUT

FEBRUARY

In partnership with Founders Brewing Co, Main Street will turn into a winter wonderland of ice sculptures and demonstrations and more!

EVENT INFO

STREET FOOD FESTIVAL

APRIL

Over 50 of Philadelphia's best food trucks and food vendors line Main Street for the day. Enjoy everything from traditional barbecue to frozen sweet treats.

EVENT INFO

STROLL THE STREET

MAY-SEPTEMBER

Walk, shop, and eat along Main Street every Thursday night throughout the summer!

EVENT INFO

MANAYUNK ARTS FESTIVAL

JUNE

Celebrated in Manayunk for three decades, this festival brings over 300 artists and 150,000 visitors to Main Street for a weekend-long event every June.

EVENT INFO

DOG DAY OF SUMMER

AUGUST

Join us for a tail waggin' good time at Dog Day of Summer in Manayunk! Bring your pup to enjoy pet-friendly vendors, activities, and giveaways on Venice Island.

EVENT INFO

OUT & ABOUT IN

OCTOBER

In honor of National Coming Out Day in October, Out & About in MNYK will host a pop-up of LGBTQ+ organizations and entertainment to promote Manayunk as a safe place that welcomes everyone.

EVENT INFO

HALLOWEEN IN MANAYUNK

OCTOBER

Come to Main Street for a fun and safe way to celebrate Halloween with a day filled with activities.

EVENT INFO

SMALL BUSINESS SATURDAY

NOVEMBER

Kick off the holiday season by shopping small and shopping local in Manayunk! Over 50 small businesses offer a day of promotions so you can find something for everyone on your list.

EVENT INFO

HOLIDAYS IN MANAYUNK

DECEMBER

Shop, dine, and be merry in Manayunk! With events all month long, there are so many ways to celebrate the season, from our annual tree lighting to a festive fun run.

EVENT INFO

SOURCE: MANAYUNK DEVELOPMENT

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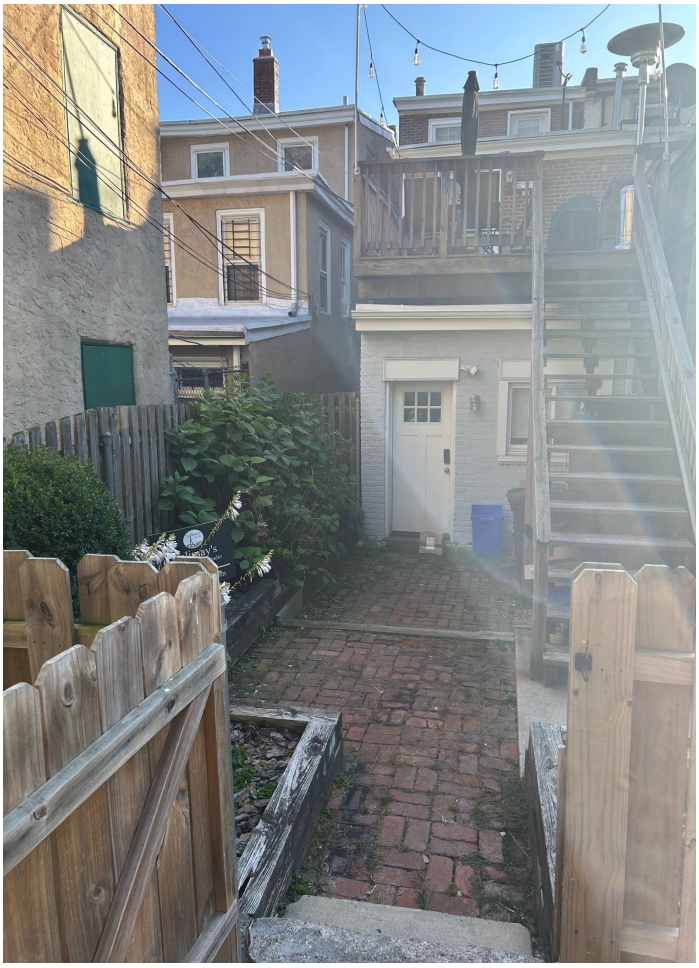
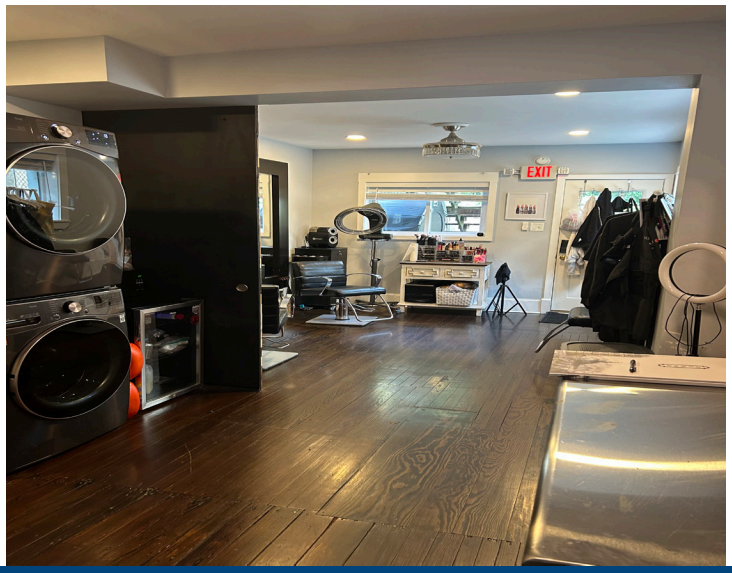
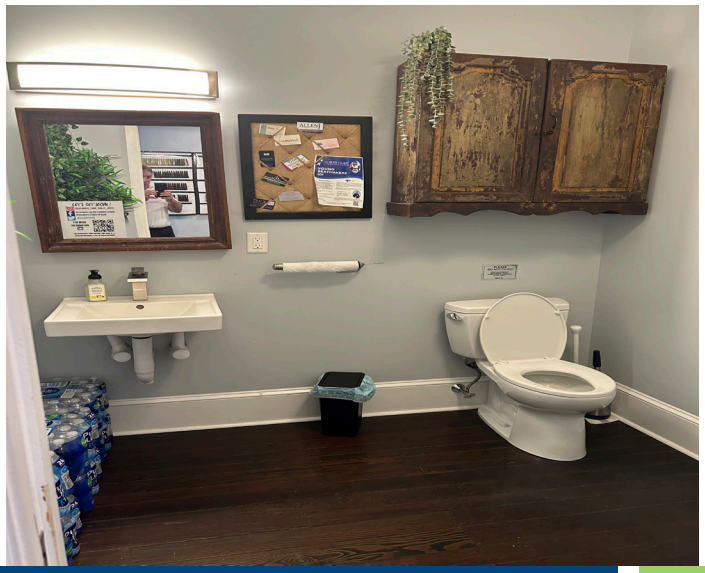
Property Photos







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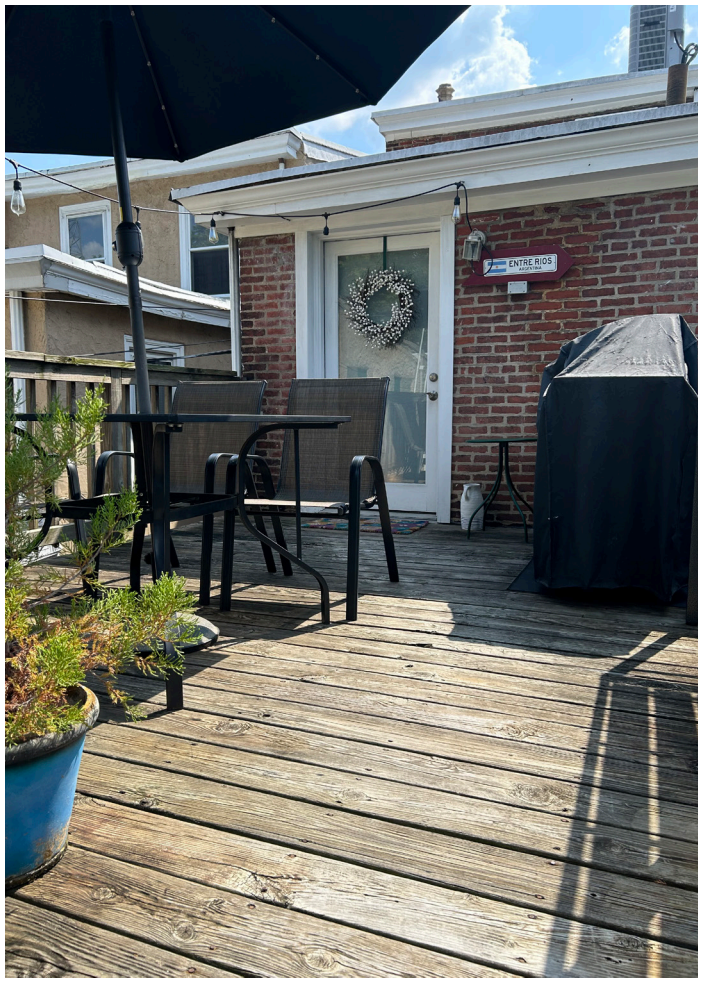

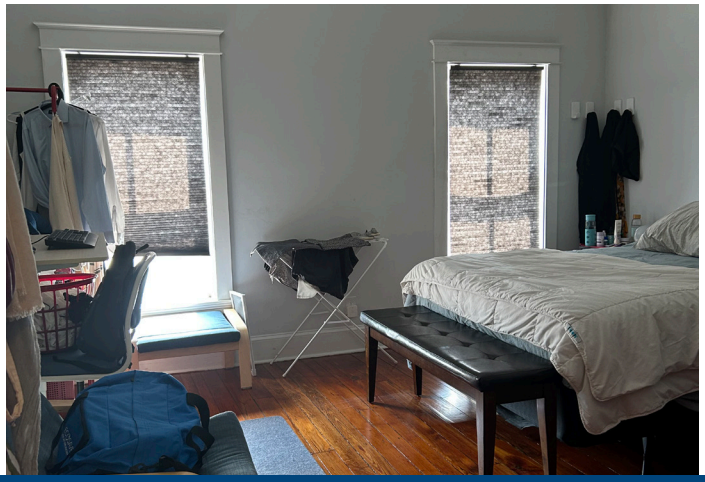

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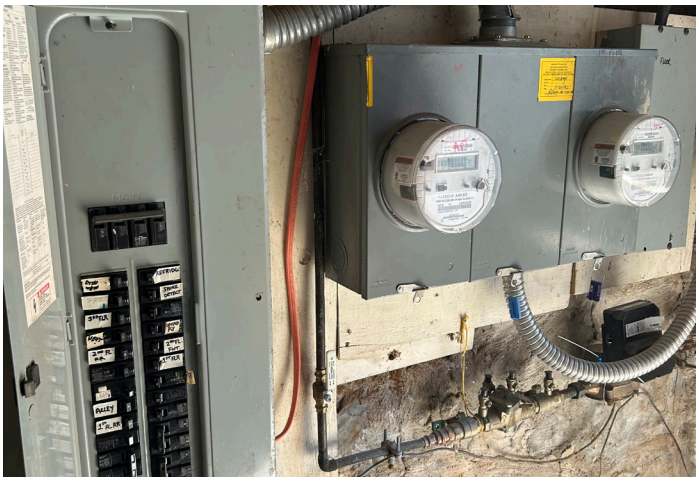

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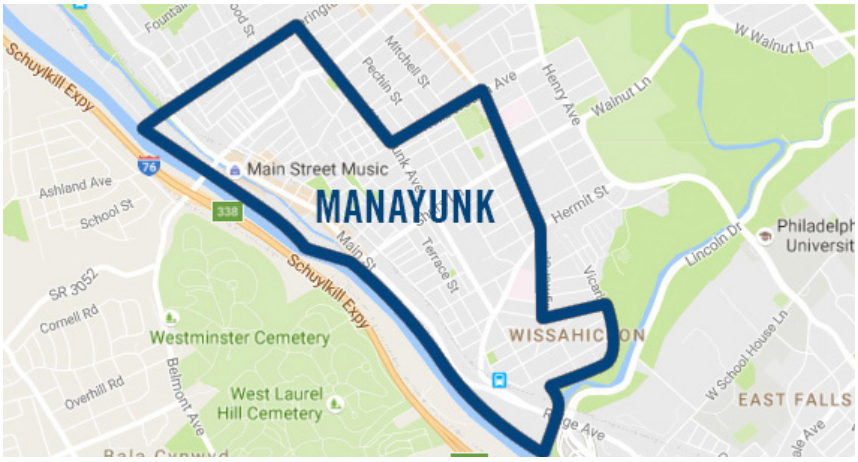
About the Neighborhood: Manayunk

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.



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The 2026 Philadelphia Cycling Classic

'For cyclists, only the Champs Élysées on the last day of the Tour matches the Philly ambiance,' says Freddie Rodriguez

Speaking at Philadelphia City Hall on Tuesday, where officials announced the race's return, he said: "When you're coming into the Manayunk, you hear the crowd, you hear the cheers, you hear them having fun. You feel the energy... see the families doing barbecues and rushing out to the course as we're coming by.
"For cyclists, there's only one race in the world that makes that level of ambiance and it's the Champs Élysées in Paris on the last day of the Tour."

In 2026, that energy is set to return. The Philadelphia Cycling Classic will be back next summer with two races, giving fans and riders alike a chance to relive the city's most iconic cycling event.

WHAT WE KNOW ABOUT THE 2026 PHILADELPHIA CYCLING CLASSIC:

- There will be a men's and a women's race, each sanctioned by USA Cycling and the UCI.
- Race date will be August 30, 2026. This date comes just ahead of the Maryland Cycling Classic and the Canadian UCI races, making a transatlantic trip more enticing for European squads chasing UCI points on both sides of the border.
- The Philadelphia Cycling Classic will be one of just two UCI sanctioned, one-day road races at the 1.1 category in the U.S. in 2026m, making it a rare opportunity for domestic pros to earn those evaluable UCI points and to showcase their talents against the world's elite.
- The men's and women's race will have equal prize purses of a total of $75,000 each.
- The course will be a nod to the past with an exciting urban circuit including Lemon Hill and the infamous Manayunk Wall. Both the pro women's and men's races will start and finish on the Parkway. The women's race will total about 62 miles on the 14.4-mile circuit with the men's race totaling about 120 miles.

"The fact that it's coming back with the original course is phenomenal," commented Rodriguez, who earned three of his four national titles in Philadelphia. "The Parkway feels like a stadium. There's so much action for spectators, especially in tight areas where the race gets difficult like the 17% grade climb up the Manayunk Wall. Philly is one of the select races in the U.S. that can truly call itself a classic."

- The race will be livestreamed on channel 6abc.
- The Philadelphia International Championship, later known as the Philadelphia Cycling Classic, debuted in 1985 and quickly became one of the premier one-day races in North America. It drew some of the sport's biggest names and, for more than two decades, was the crown jewel of American road cycling, offering both the prestige of international competition and the rowdy, street-festival atmosphere unique to Philly.

Together, the men's and women's races turned the first weekend in June into a celebration of world-class sport and local spectacle, with Philadelphia serving as the beating heart of American road racing. But lack of funding and sponsorship eventually brought the racing to a halt, with the last edition held in 2016.

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