

RESTAURANT OPPORTUNITY WITH REAL ESTATE CONDO IN QUEEN VILLAGE



623 S 6TH STREET QUEEN VILLAGE PHILADELPHIA 19147



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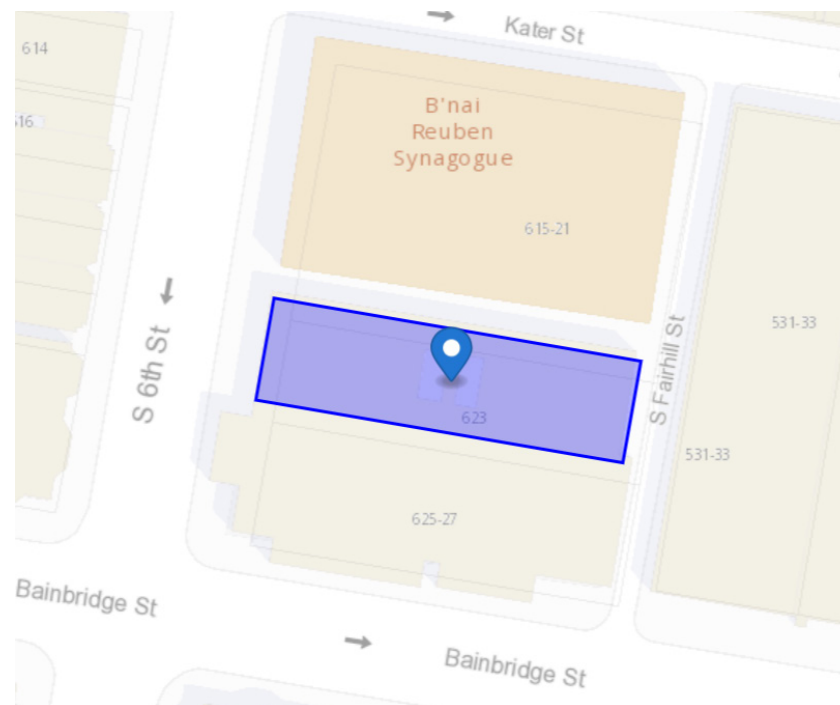
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623 S 6TH STREET

Queen Village, Philadelphia 19147

The Opportunity

MPN Realty, Inc., is proud to present for sale or lease the exclusive offering of this popular neighborhood restaurant condo, including the R liquor license and all furniture, fixtures and equipment. The property consists of a 3,800sf condo inclusive of the first floor and lower level with total seating available for up to 100 guests. The first floor is ADA accessible and features the kitchen, various dining venues and restrooms. In the lower level can be found a large office, 2 food prep areas, 2 walk-in and storage. The building runs street to street between South 6th and Fairhill Street, with direct loading in the rear. The restaurant has successfully operated in the Queen Village for 15 years and was completely built out from studs by the current owner. This is an ideal turn-key opportunity for a restaurateur or chef to easily open a new concept with the ability to own their real estate.



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Property Overview

PROPERTY OVERVIEW

Sale Price	\$1,275,000 Includes RE, Liquor License and all FFE
Lease (asking rent)	\$7,500/month NNN + Key Money
Year Built	1900
Number of units	(4) Residential (1) Commercial Condo
Lot Size	26'X96'
Lot Area	2,496 SF
Total Area of Building	7,905 SF
Total Area of Condo	3,860 SF (includes first floor and lower level)
Real Estate Tax Assessment 2024	\$435,600
Real Estate Tax 2024	\$6,095.77
Surface Parking	Street
Frontage - South 6th Street	26'
Site Shape	Rectangle
Zoning	CMX-2
Foundation	Stone / Concret
Exterior	Stucco
Flooring	Hardwood/ Tile
Domestic Hot Water	(1) 75 Gallons
HVAC	(1)5 ton unit, (1) 7ton Unit, (1) 1.5 ton unit
Bathrooms	common are with 2 Stalls + 1 ADA
Security System	Hardwired
Fire Protection	Hard-wired heat and smoke detectors, strobe lights, pull stations and Emergency lighting

RESTAURANT OVERVIEW

Total Seating Capacity	
Bar Area	12
Dining Room	54
2nd Floor PDR:	20
Outdoor	14
Kitchen	
Kitchen exhaust hood	16'
Walk-in Refrigeration	2 / (1) 10'x9', (1) 5'x9'
Leased Equipment	Dish Machine, Ice Bin



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Property Photos



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Retail Map



Walk Score

Walk Score
99

Walker's Paradise

Transit Score
93

Biker's Paradise

Bike Score
84

Very Bikeable

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Zoning: CMX-2

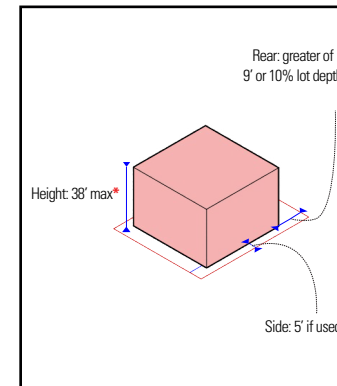
CMX COMMERCIAL MIXED-USE

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



Dwelling Unit Density by Lot Size

Council District	CMX-2		
	< 1,440 sq. ft.	1,440 to 1,919 sq. ft.	> 1,919 sq. ft.
1	480 sq. ft. per unit		
2	480 sq. ft. per unit		
3	480 sq. ft. per unit		
4	2 units	3 units	480 sq. ft. per unit
5	2 units	3 units	480 sq. ft. per unit
6	2 units	3 units	480 sq. ft. per unit
7	480 sq. ft. per unit		
8	2 units	3 units	480 sq. ft. per unit
9	2 units	3 units	480 sq. ft. per unit
10	2 units	3 units	480 sq. ft. per unit

* Zoning Bonus Summary		CMX-2	
		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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Queen Village

Though it's populated by some of the oldest residences in Philadelphia, Queen Village simmers with modern energy, making it an ideal neighborhood for visitors who love to keep their fashion, food and fun

low-key and local.

A homey, welcoming tangle of narrow blocks, pert architecture and mature trees, the area was founded as a working-class suburb, but was eventually folded into the city proper in the mid-1800s. This unique history, coupled with its prime waterfront location and the old-time aesthetic charm it shares with neighboring

Society Hill, helps Queen Village stand out

as one of Philly's most stable and stirring pockets of city life. The longest-established neighborhood in this close-knit slice of Philly, Queen Village is extremely accessible and navigable by foot and bicycle, a perk not lost on residents who are particular about dining, drinking and shopping close to home.



-visitphilly

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South Street

Long known as the edgiest street in Philadelphia, South Street is a melting pot of groups and cultures. Residents and visitors, teenagers and adults, preppies and punk rockers, artists and attorneys all mix seamlessly together on the storied boulevard. Shoppers searching for a statement-making look, visitors hungry for a real Philly cheesesteak and music lovers who want to catch an up-and-coming band all head to South Street. Ethnically diverse restaurants, bars that keep the party going long after dessert and galleries and performance spaces help make South Street the place



where everyone meets. Over the past decade, the development of South Street's east side has spread west of Broad Street, but the traditional definition of the district (depending on who you ask) spans up to 14 blocks: Front Street all the way up to Broad Street.

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