

541 E GIRARD AVE

FISHTOWN, PHILADELPHIA 19125



CORNER BAR PROPERTY FOR SALE IN FISHTOWN WITH REAL ESTATE

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About the Property

MPN Realty, Inc., is proud to present the sale of 541 East Girard Ave in the Fishtown neighborhood of Philadelphia. Situated on a 1,600 SF lot, the 3,285 SF corner mixed-use building features extensive frontage along both East Girard Avenue and East Montgomery Avenue, providing exceptional visibility and strong foot traffic for the 1,500 SF ground-floor bar space. Recently occupied by the well-known bar Kraftwork for over 20 years, the location offers a proven hospitality location. The upper floors contain two well appointed, bi-level, 2-bedroom, 2-bath residential units. This creates an ideal live-work opportunity or supplemental rental income for an owner-operator in a high-demand market with long-term growth upside.

Fishtown has become one of Philadelphia's most dynamic and rapidly gentrifying neighborhoods, known for its concentration of top-rated bars, restaurants, and nightlife destinations. The location provides easy access to the I-95 corridor and I-676 exchange as well as to the E Girard and Palmer St light rail stop and local mass transit.



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Property Overview

Property Overview	
Price	\$1,550,000
Year Built	1915
Year Renovated (Apartments)	2018
Number of Buildings	1
Number of Floors	3
Number of Units	3
Unit Mix	One (1) commercial ; Two (2) Residential
Lot Size*	32' X 50'
Lot Area*	1,600 SF
Total Area of Building*	3,285 SF
Real Estate Tax Assessment 2026*	\$312,000.00
Real Estate Tax 2026*	\$4,367.38
Surface Parking	Street
Frontage	East Girard: 32' East Montgomery: 50'
Site Shape	Rectangle
Zoning	CMX-2
Foundation	Stone
Exterior	Brick
Roofing	Flat BUT
Windows	Double hung
Electric	400 amps
Domestic Hot Water	Gas / Electric
Air Conditioning/Heating	Mini-split system
Kitchens	Quartz with stainless steel appliances
Bathrooms	Quartz with tile surround
Flooring	Hardwood/Tile
Fire Protection	Hard-Wired

*Per City of Philadelphia

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Projected Operating Statement

<i>INCOME</i>	<i>TOTAL</i>
Scheduled Gross Income	\$84,000.00
Property Tax Reimbursement	\$3,275.54
Bid Tax Reimbursement	\$318.24
Utility Reimbursement	\$24,429.92
CAM Reimbursement	\$8,181.92
Gross Potential Income	\$120,205.62
Vacancy @ 5%	<i>(-\$6,010.28)</i>
<i>Effective Gross Income</i>	<i>\$114,195.34</i>
<i>EXPENSES</i>	
Real Estate Tax 2026	\$4,367.38
Insurance	\$5,082.38
Fishtown Bid Tax	\$424.32
Electric - PECO	\$11,820.57
Gas - PGW	\$7,799.17
Water and Sewer	\$4,810.18
Trash	\$500.00
Repairs and Maintenance	\$2,121.84
Snow Removal	\$330.00
Exterminating	\$807.24
Fire System	\$2,441.76
Rental Licenses	\$126.00
Management @ 5%	\$5,709.77
<i>Total Expenses</i>	<i>(\$46,340.61)</i>
<i>Net Operating Income</i>	<i>\$67,854.73</i>

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Rent Roll

UNIT	Monthly Rent	Unit Type	Lease End	Projected Rents
Commercial		Commercial	Vacant	\$7,000.00
Unit 2A	\$1,675.00	2 Bed / 2 Bath	6/30/26	
Unit B	\$1,745.00	2 Bed / 2 Bath	6/30/26	
Monthly Total	\$3,420.00			\$7,000.00
Annual Total	\$41,040.00			\$84,000.00

RESPONSIBILITY FOR UTILITIES

Electric	Landlord
Heating/Air Conditioning	Landlord
Water and Sewer	Landlord
Domestic Hot Water	Landlord
Cooking Gas	Landlord

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Property Photos



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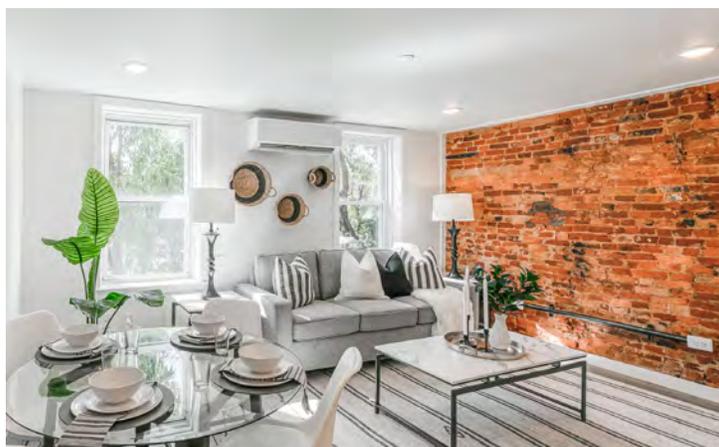
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Property Photos (Unit A)

[\(Click here for Floor Plans\)](#)



[\(Click here for more photos\)](#)

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Property Photos (Unit B)

[\(Click here for Floor Plans\)](#)



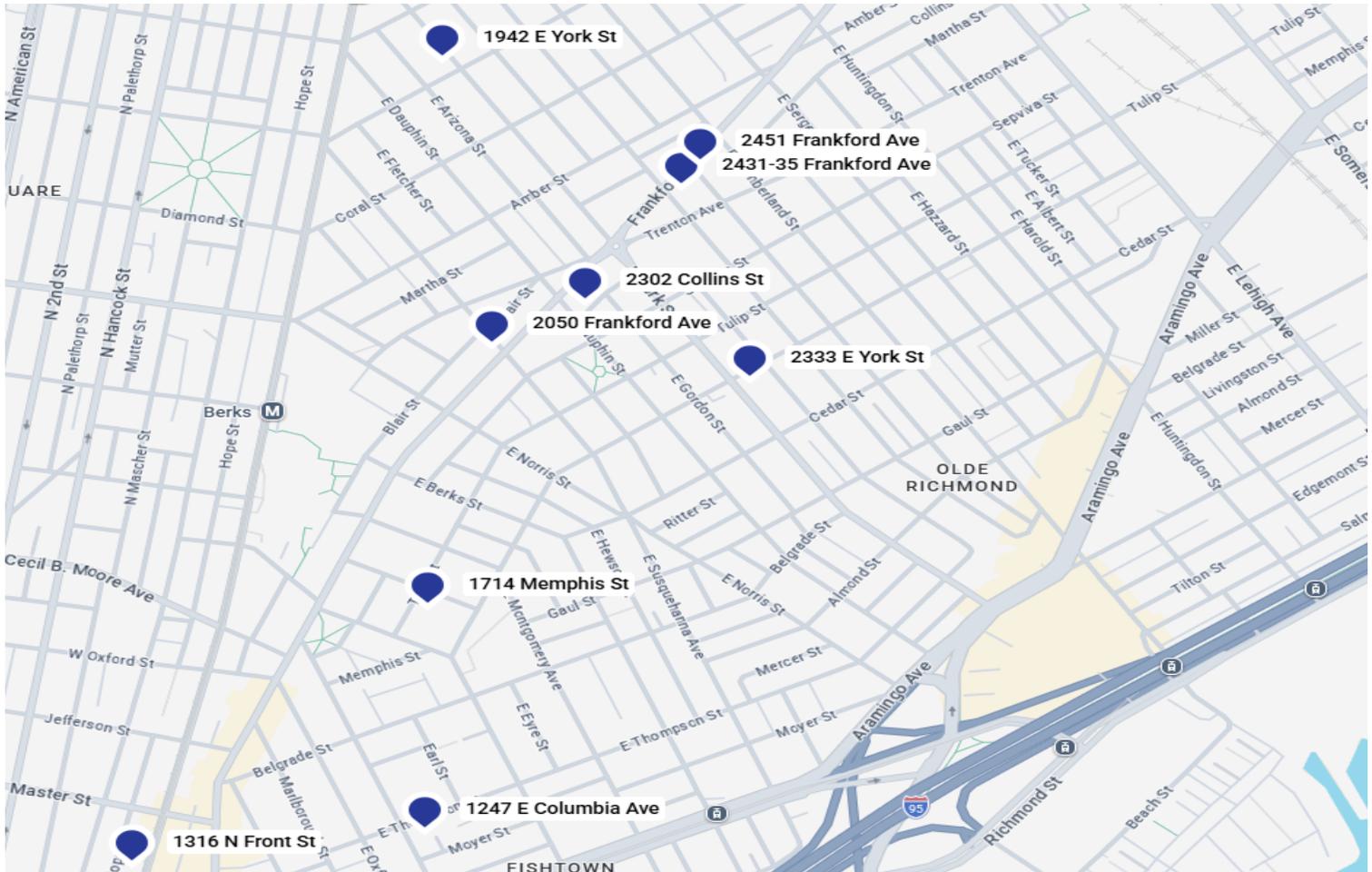
[\(Click here for more photos\)](#)

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Rent Comparable



ADDRESS	UNIT TYPE	SQFT	MONTHLY RENT	PRICE / SF	LEASE DATE
1247 E Columbia	2 Bed / 2 Bath	1,213	\$2,950	\$2.43	11/26/2025
1316 N Front St	2 Bed / 2 Bath	915	\$1,800	\$1.97	10/14/2025
1714 Memphis	2 Bed / 2 Bath	1,313	\$2,750	\$2.09	9/22/2025
2333 York St	2 Bed / 2 Bath	890	\$1,895	\$2.13	1/16/2026
2302 Collins St	2 Bed / 2 Bath	1,394	\$2,425	\$1.74	10/6/2025
2050 Frankford Ave	2 Bed / 2 Bath	1,075	\$1,747	\$1.63	12/8/2025
2431-35 Frankford Ave	2 Bed / 2 Bath	900	\$1,899	\$2.11	2/5/2026
1942 E York Street	2 Bed / 2 Bath	2014	\$1,950	\$0.97	12/11/2025
2451 Frankford Ave	2 Bed / 2 Bath	1,000	\$2,150	\$2.15	9/19/2025

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Retail Map



Walk Score®

Walk Score
88

Bike Score
94

DEMOGRAPHICS (within 1 mile)

Residents	43,742
Average household income	\$119,916
Est. Daytime population	14,164

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About the Neighborhood: Fishtown

Fishtown has quickly become one of Philadelphia's most sought-after destinations. Forbes magazine recently highlighted "How Fishtown, Philadelphia Became America's Hottest New Neighborhood," recognizing the area's incredible growth and vibrant energy. Once a quiet riverfront community, Fishtown has transformed into a cultural hub celebrated for its creative spirit, walkability, and unmatched local character.

The neighborhood has seen a major surge in both population and development, with several high-density projects currently under construction. This wave of new residential buildings, retail spaces, and modern mixed-use properties continues to elevate the area and attract newcomers from all over the city.



Fishtown is known for offering some of Philadelphia's best restaurants, coffee shops, boutiques, and art galleries. The food scene is thriving, and the neighborhood's lively nightlife features popular music venues, craft breweries, bars, and cocktail lounges. Despite its rapid growth, Fishtown maintains a strong sense of community, blending historic charm with a modern, creative edge.



In addition to its cultural offerings, Fishtown provides exceptional convenience and connectivity. Residents enjoy easy access to I-95, major bridges, and the Market-Frankford Line, making travel around the city simple and efficient. Walkable streets, local businesses, and proximity to the Delaware River Trail create an ideal urban lifestyle. With ongoing investment and new development shaping its future, Fishtown remains one of Philadelphia's most dynamic and desirable neighborhoods for both residents and investors alike.