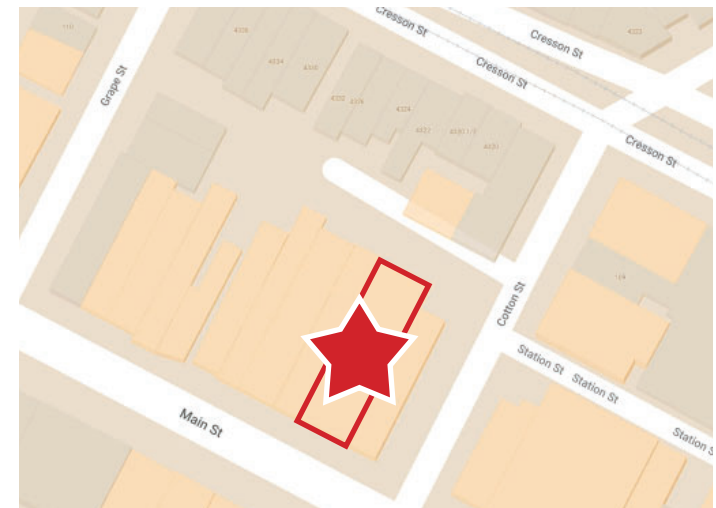




4323 MAIN STREET HISTORIC MANAYUNK PHILADELPHIA, PA

**ENTIRE BUILDING
AVAILABLE
FOR SALE OR LEASE**

**AVAILABLE FOR
IMMEDIATE USE**



NAI Geis Realty
Group, Inc.

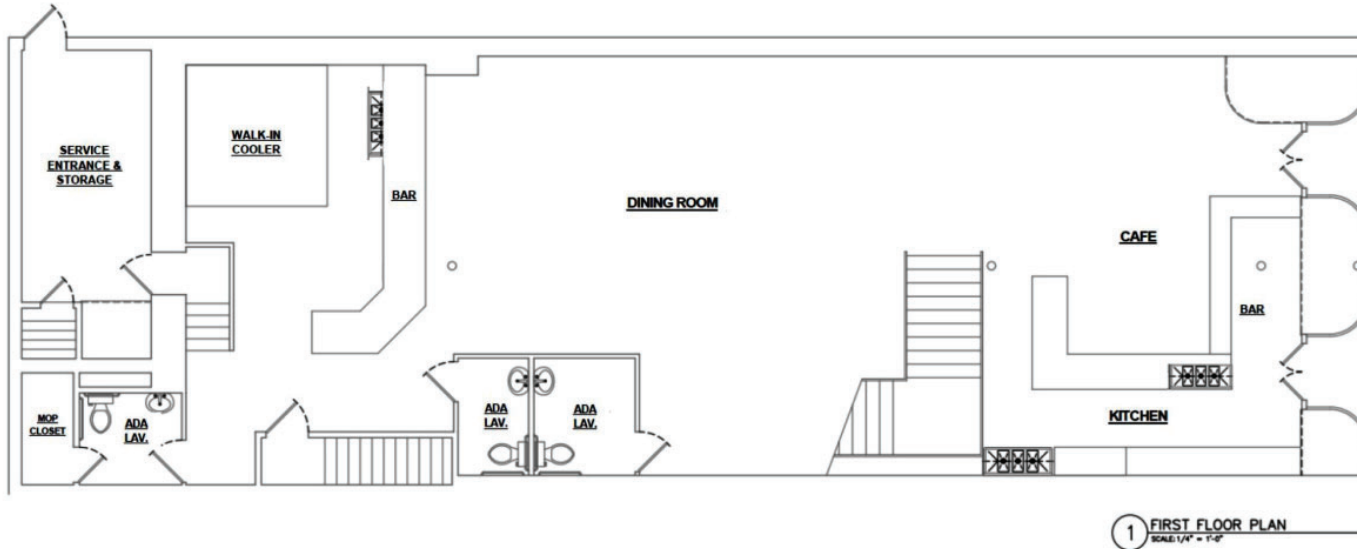
For more information, please contact:

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fcullen@geisrealty.com
215.701.3272

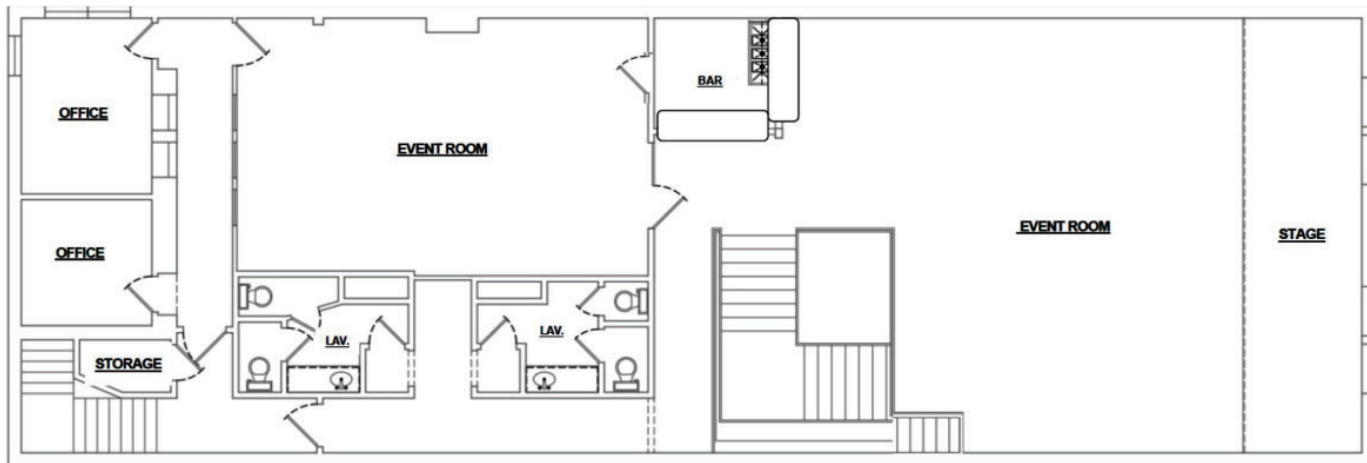
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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ZONING:
CMX 2.5 MIXED USE

YEAR BUILT
1896

LOT SIZE:
3,070 SQ FT

IMPROVED AREA:
5,884 SQ FT

CONDITION:
FULLY IMPROVED AND
WELL MAINTAINED

STORIES:
2 PLUS FULL BASEMENT



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Property Highlights

Currently operating and fully equipped café and bar in the center of historic Main Street Manayunk. Fully Licensed PLCB “G” Brewers License, Permitted Use - Sit down 30+ seat Restaurant. June 2024 Health Inspection and License, April 2024 Amusement License and an In-Process application for a Special Assembly Occupancy License.

General Building Attributes: All HVAC, Electric and Plumbing upgraded and in working condition. Entire building fully Sprinklered. 4 – 4 ton roof mounted HVAC Units. 3 Phase Electric in main panel box with 3 sub panel boxes. Backflow preventer installed. 7 restrooms (3 ADA compliant). Central station monitored fire and alarm system. 10 camera video surveillance system (indoor and outdoor). Two front entrances and 1 rear entrance. 2 egresses from 2nd floor. This building sits approximately 17 feet above the canal level and has never flooded.

First Floor Attributes: Gorgeous beautiful building originally built for FW Woolworth and Co. Featuring 15 foot original tin ceilings. Edison style lighting and colorful accessories through out the space are designed to offer a fun lighthearted circus feel. Fully equipped café, kitchen and taproom. Triple sinks, Refrigeration, 110 and 220 power supply, ice maker, 12 tap beer system, 10’x10’ walk-in cooler box, 2 grab and go canned beverage coolers, full bar with Philadelphia Extract soda gun system, on site CO2 system, 2 ADA gender neutral restrooms, 1 employee restroom, 4 large screen TV’s, floor wide sound system, vinyl plank flooring, rear room storage and loading entrance, tables, chairs, barstools, glassware and general bar ware.

Second Floor Attributes: Home to a 1,550 SQ FT event and performance room called the “Cotton Club” it was originally designed a ballroom for a local fraternal organization. It is a clear span space that still has its original rock maple dance floor and gilded tin corner molding. The room which also has a 15’ ceiling has vintage lighting and décor that harkens back to an earlier time. It is equipped with a full bar offering 4 beer taps, a soda gun and a triple sink. This room features an 8’x30’ stage, a full sound system, stage lights, DJ stage / booth, 100 chairs and 15 high top tables. Just behind the Cotton Club is a smaller private event room with dimmed lighting, banquettes and tables. Called the “Speakeasy” this space comfortably seats a party of up to 35 people who wish to celebrate in an intimate setting. The second floor also has dedicated men’s and women’s rooms each with 2 stalls. The second floor also has 2 private offices and a small storage room with roof access. The Main staircase is steel construction and there is a second original stairway at the rear of the building that leads to the rear fire exit.

Basement Attributes: Full basement with locked access. 8’ ceilings and a concrete slab floor. Also fully sprinklered it offers plenty of storage with one partitioned room that also may be locked. The soda gun system is run from a basement supply area.



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