

MIXED-USE PORTFOLIO OPPORTUNITY IN THE HEART QUEEN VILLAGE



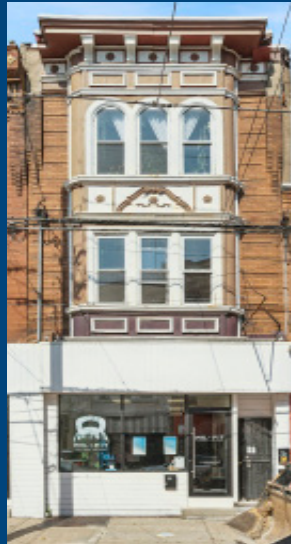
704-12, 707-11, & 760-62 S 4TH ST Queen Village, Philadelphia 19147



704 S 4TH STREET



706 S 4TH STREET



708 S 4TH STREET



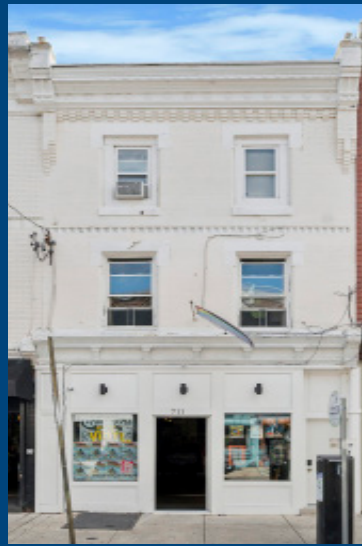
710 S 4TH STREET



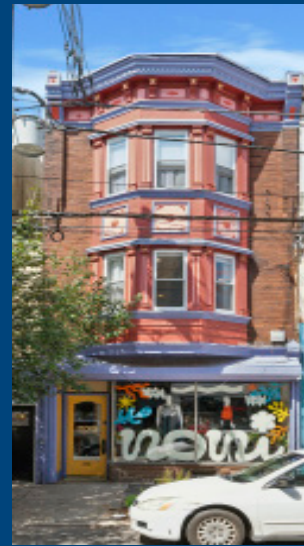
712 S 4TH STREET



707-09 S 4TH STREET



711 S 4TH STREET



760 S 4TH STREET



762 S 4TH STREET



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704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



The Opportunity

If an investor is looking to purchase a smaller number of properties, the owner is willing to sell the portfolio in the following segments and prices.

OPTION I [704-12, 707-11, & 760 S 4TH ST \(CLICK HERE\)](#)

- » 704, 706, 708, 710, 712, 707-709, 711, 760, & 762 S. 4th Street, Philadelphia, PA 19147
- » Includes 9 Parcels, 10 Buildings, 17 Apartments, 2 Parking Spaces & a Garage Space.
- » Asking Price: \$7,100,000
- » NOI: \$435,586
- » Cap Rate: 6.14%

OPTION II [704-12 S 4TH ST \(CLICK HERE\)](#)

- » 704, 706, 708, 710, & 712 S. 4th St., Philadelphia, PA 19147
- » Includes 5 Parcels, 5 Buildings, 5 Retail Spaces and 8 Apartments.
- » Asking Price: \$3,400,000
- » NOI: \$205,598
- » Cap Rate: 6.05%

OPTION III [707-09 & 711 S 4TH ST \(CLICK HERE\)](#)

- » 707-709, & 711 S. 4th St., Philadelphia, PA 19147
- » Includes 2 Parcels, 3 Buildings, 3 Retail Spaces and 5 Apartments.
- » Asking Price: \$1,925,000
- » NOI: \$118,243
- » Cap Rate: 6.14%

OPTION IV [760-62 S 4TH ST \(CLICK HERE\)](#)

- » 760 & 762 S 4th St., Philadelphia, PA 19147
- » Includes 2 Parcels with 2 Buildings, 2 Retail Spaces and 4 Apartments.
- » Asking Price: \$1,775,000
- » NOI: \$111,745
- » Cap Rate: 6.30%

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Property Description

ABOUT THE PROPERTIES

MPN Realty, Inc., is proud to present a rare opportunity to purchase a portfolio of 10 mixed-use retail/apartment buildings on 9 parcels, along a two-block stretch of the 700 block of S. 4th Street. The properties are located in the heart of the Queen Village neighborhood of Center City, Philadelphia. The buildings included in the sale are 704, 706, 708, 707-709, 710, 711, 712, 760, & 762 S 4th Street, Philadelphia, PA 19147. Queen Village stretches from South Street to the north, to Washington Avenue to the south, to the east side of S. 6th St. to the west, and to S. Front St. to the east.

THE BUILDINGS

The properties consist of 10 retail storefronts at the street level, with a total of 17 residential apartments on the 2nd & 3rd floors. There are 2 parking spaces in the rear of 704 S 4th Street. 706 S 4th Street includes a rear garage. Both the parking spaces and the garage are accessible from S Leithgow Street. The retail tenants are a mixture of businesses such as a Café, a Fitness Training center, a Jeweler, a Women's Clothing store, a Bookstore, a Record Store, and an Ice Cream Shoppe. In 2023, 10 of the apartments had been totally renovated. 7 of the units have been upgraded with newer kitchen cabinets, flooring, and central heat & air conditioning. These units have been gently renovated while still honoring the character of their interiors by incorporating such items as exposed brick walls, parquet floors, and original bathroom tile work. Building 711 S. 4th St. contains two apartments, which are both in need of new kitchens; however, apartment #2 has been very well maintained by the tenant. Apartment #3 requires a total renovation, but again, there are exposed brick walls and wooden floors, which could be renovated, resulting in a very attractive unit. Each property contains a basement which houses electrical meters, gas meters, hot water meters, and gas furnaces for the various tenants. Tenants are responsible for their own Electric and/or Gas, and the commercial tenants are additionally responsible for their Philadelphia Use & Occupancy taxes. Each tenant has separately metered accounts with both PGW and PECO. The landlord pays for Taxes, Insurance, and Water usage for the buildings, as there is one water meter per building.

THE LOCATION

Queen Village is a Philadelphia neighborhood nestled east of City Hall in the heart of Center City. Historically, it is a part of old Southwark, Philadelphia's first suburb, which was incorporated into the city in 1854 and remains the city's oldest residential neighborhood. Its walkability, historic charm, restaurants, and retail shop-lined streets attract a diverse blend of families and mingling city dwellers. It is an interesting and energetic blend of younger professionals and families that co-exist. This helps to keep occupancy rates at high levels for both retail and apartments in the neighborhood.

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Property Description

ZONING

The properties are zoned CMX-2 (Neighborhood Commercial Mixed-Use 2) and there are five Zoning Overlays for the neighborhood.

[/CTR Center City Overlay District - Southwark National Historic District](#)

[/CTR Center City Overlay District - South Street/Head House Square](#)

[/CTR Center City Overlay District - Residential Parking Control Area](#)

[/NIS Narcotics Injection Sites Overlay District](#)

[/CTR Center City Overlay District - Center City Residential District Control Area](#)

TRANSPORTATION

Queen Village is easily accessed by automobile and public transportation. There is easy access to an I-95 ramp by way of Queen Street, and then north on Christopher Columbus Boulevard. Several major streets cross the neighborhood in a northernly or southernly direction, including S. Front Street and all of the numbered streets from 2nd Street through 6th Street. Washington Avenue and Christian Street move in both an easternly and westernly direction, while Lombard Street and Catherine Street travel westward only. South Street, Bainbridge Street, Queen Street, and Fitzwater Street all move in an easternly direction.

The neighborhood is served by several SEPTA bus routes. The SEPTA Route 40 bus, which travels from South & 3rd Street to South & 6th Street, eventually travels through the Wynnefield area and ends its route in Conshohocken, PA. The SEPTA Route 57 bus stops at 4th & Washington Avenue and travels through North Philadelphia, ending its route at the Fern Rock station. The SEPTA Route 64 bus travels along Washington Avenue, then through West Philadelphia, and ends its route in the Parkside neighborhood of Philadelphia near Fairmount Park.

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Property Overview

PROPERTY OVERVIEW

Price	\$7,200,000
Year Built	1915
Year Renovated	2023
Number of Buildings	10 Buildings on 9 parcels
Number of Floors	2 or 3 floors plus basements
Number of Units	10 Retail Stores and 17 Apartments
Unit Mix	9 Two-Bedrooms, 7 One-Bedrooms, 1 Studio
Lot Area	0.26 Acres or 11,111 SF Total for all on 9 parcels
Total Area of Building	24,004 For All 10 Buildings **
Total Area of Residential	12,650 Sq Ft *
Average SF Per Residential Unit	804 Sq Ft *. Range is from 500-1200 Sq Ft
Total Area of Retail	9,500 Sq Ft *
Average SF Per Retail Unit	950 Sq Ft * Range is from 650-2000 Sq Ft
Real Estate Tax Assessment 2025	\$4,903,000 Total For 9 Parcels **
Real Estate Tax 2025	\$68,632 Total For 9 parcels **
Parking	704 S 4th St has 2 rear parking spaces. 706 4th St has a 1 car garage.
Frontage	172 Feet for All 9 parcels **
Site Shape	Rectangular
Zoning	CMX-2 (Commercial Mixed-Use 2)
Foundation	Brick
Exterior	Brick
Roofing	Flat

**PER THE CITY OF PHILADELPHIA

Plumbing	Public Water & Sewer
Electric	Tenant Pays, Separately Metered, Circuit Breakers In Units
Domestic Hot Water	Tenants pay their own Electric Hot Water Heater, Landlord supplies Water
Utilities	Tenant Pays Electric, Gas, Landlord Pays for Water
Heating	Gas HW Radiator, Mini-Split System, or Electric Baseboard
Air Conditioning	Central Air & Window Units
Kitchens	Gas Stoves in 16 units, Electric Stove in 710 S 4th St
Bathrooms	Tile Bath with Ceramic Tub/Shower
Flooring	Hardwood or Laminate over plywood

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Operating Statement

INCOME	
Apartment Income	\$352,788
Retail Income	\$277,200
Water Reimbursement	\$5,040
Insurance Reimbursement	\$1,472
R.E. Tax Reimbursement	\$2,713
Gross Potential Income (GPI)	\$635,028
Vacancy Factor 3%	(\$19,051)
Effective Gross Income	\$615,977
EXPENSES	
Real Estate Taxes 2025	\$68,635
U + O and SSHD Tax*	\$5,000
Rental Licenses	\$1,173
Insurance	\$25,120
Water & Sewer	\$12,135
Trash & Recycling	\$9,079
Electricity	\$6,925
Gas	\$4,301
Repairs & Maintenance	\$17,224
Management 5% of EFI	\$30,799
TOTAL EXPENSES	(\$180,391)
NET OPERATING INCOME	\$435,586

RESPONSIBILITY FOR UTILITIES	
Electric	Tenant
Heating/Air Conditioning	Tenant
Water & Sewer	Landlord
Hot Water Electric	Tenant
Cooking Gas	Tenant

*Owner is responsible for U+O and SSHD taxes for retail tenants "PHL FIT" (708 S 4th St) whom is currently month-to-month lease status and "Wayward Collection Gifts" (707 S 4th St).

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Rent Roll

UNIT	MONTHLY RENT	UNIT TYPE	RETAIL SF	APT SF	RENT PSF	LEASE ENDS	COOKING	WATER REIMBURS	HEATING
704 S 4th St Lightbox Café	\$2,700	Retail Store	650		\$49.80	10/31/2025	Gas Stove		
704 S 4th St #3 (705 in lease)	\$2,135	2 BR/2 Bath		800	\$2.66	6/30/2025		\$90	Gas HW Radiator
706 S 4th St P.T.I	\$2,500	Retail Store	1,000		\$30.00	10/31/2026	N/A		
706 S 4th St #2	\$1,685	2 BR/2 Bath		800	\$2.11	7/31/2025		\$90	Central
708 S 4th St PHL Fit	\$2,600	Retail Store	800		\$39.00	Month To Month	N/A		Mini-Split
708 S 4th St #2	\$1,630	2 BR/2 Bath		650	\$2.46	4/30/2025	Gas Stove		Central
708 S 4th St #3	\$1,800	2BR/2 Bath		700	\$2.50	4/30/2025	Gas Stove		Central
710 S 4th St	\$1,600	Retail Store	650		\$29.52	9/30/2027	N/A		Mini-Split
710 S 4th St #2	\$1,514	1 BR/1 Bath		600	\$2.52	9/15/2026	Electric Stove		Mini-Split
710 S 4th St #3	\$1,570	1 BR/1 Bath		650	\$2.41	4/30/2026	Electric Stove		Mini-Split
712 S 4th St Maryanne Ritter Jewelers	\$1,950	Retail Store	850		\$27.48	LT Lease Pending	N/A		
712 S 4th St #2	\$1,430	1 BR/1 Bath		600	\$2.38	8/31/2025	Electric Stove		Mini-Split
712 S 4th St #3	\$1,595	1 BR/1 Bath		650	\$2.45	10/31/2025	Gas Stove		Electric Baseboard
707 S 4th St Wayward Collection Gifts	\$2,100	Retail Store	900		\$27.96	Month To Month	N/A		
707 S 4th St #1	\$1,255	1 BR/1 Bath		600	\$2.09	5/31/2026	Gas Stove	\$75	Gas HW Radiator
707 S 4th St #2	\$1,280	Studio		500	\$2.56	5/31/2026	Gas Stove		Gas HW Radiator
707 S 4th St #3	\$1,695	Jr 1 BR/1 Bath		550	\$3.08	10/31/2025	Gas Stove		Gas HW Radiator
709 S 4th St Brickbat Books	\$2,050	Retail Store	900		\$27.33	10/31/2039	N/A		
711 S 4th St Crate Diggaz Records	\$2,700	Retail Store	1,000		\$32.40	11/30/2025	N/A		
711 S 4th St #2	\$1,700	1 BR/1 Bath		600	\$2.83	11/30/2025	GAS STOVE		Gas HW Radiator
711 S 4th St #3	\$1,555	2 BR/1 Bath		800	\$1.94	8/31/2025	Gas Stove		Gas HW Radiator
760 S 4th St Noni Women's Clothing	\$2,900	Retail Store	2,000		\$17.40	4/30/2026	N/A		
760 S 4th St #2	\$2,230	2 BR/ 2 Bath		1100	\$2.02	9/30/2025	Gas Stove		Central
760 S 4th St #3	\$2,245	2 BR/ 2 Bath		1200	\$1.87	10/31/2025	Gas Stove		Central
762 S 4th St Cuzzys's Ice Cream	\$2,000	Retail Store	1,000		\$24.00	6/30/2029	N/A		
762 S 4th St #2	\$2,250	2 BR/2 Bath		800	\$2.81	8/31/2025	Gas Stove	\$75	Central
762 S 4th St #3	\$1,830	2 BR/2 Bath		850	\$2.15	7/31/2025	Gas Stove	\$90	Central
TOTALS	\$29,399 (APTS MONTHLY)				\$352,788 (APTS ANNUALLY)				
	\$23,100 (RETAIL MONTHLY)				\$277,200 (RETAIL ANNUALLY)				
	\$52,499 (COMBINED MONTHLY)	9,750 RETAIL SF	12,450 APT SF		\$629,988 (COMBINED ANNUALLY)		\$420	\$5,040 (ANNUAL)	

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Operating Statement | 704-712 S 4th Street

INCOME	
Apartment Income	\$160,308
Retail Income	\$136,200
Water Reimbursement	\$2,160
Gross Potential Income (GPI)	\$298,668
Vacancy Factor @ 3%	(\$8,960)
Effective Gross Income	\$289,708
EXPENSES	
Real Estate Taxes 2025	\$30,362
U+O and SSHD Tax*	\$2,500
Rental License	\$552
Insurance	\$14,720
Water & Sewer	\$8,244
Trash & Recycling	\$5,079
Electricity	\$2,640
Gas	\$652
Repairs & Maintenance	\$4,876
Management 5% of EFI	\$14,485
TOTAL EXPENSES	(\$84,110)
NET OPERATING INCOME	\$205,598

RESPONSIBILITY FOR UTILITIES	
Electric	Tenant
Heating/Air Conditioning	Tenant
Water & Sewer	Landlord
Hot Water Electric	Tenant
Cooking Gas	Tenant

*Owner is responsible for U+O and SSHD taxes for retail tenant "PHL FIT" (708 S 4th St).

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Rent Roll | 704-12 S 4th ST

UNIT	MONTHLY RENT	UNIT TYPE	RETAIL SF	APT SF	RENT PSF	LEASE ENDS	COOKING	WATER REIMBURSEMENT	HEATING
704 S 4th St Lightbox Café	\$2,700	Retail Store	650		\$49.80	10/31/2025	Gas Stove		
704 S 4th St #3 (705 in lease)	\$2,135	2 BR/2 Bath		800	\$2.61	6/30/2025		\$90	Gas HW Radiator
706 S 4th St P.T.I	\$2,500	Retail Store	1,000		\$30.00	10/31/2026	N/A		
706 S 4th St #2	\$1,685	2 BR/2 Bath		800	\$2.11	7/31/2025		\$90	Central
708 S 4th St PHL Fit	\$2,600	Retail Store	800		\$39.00	Month To Month	N/A		Mini-Split
708 S 4th St #2	\$1,630	2 BR/2 Bath		650	\$2.46	4/30/2025	Gas Stove		Central
708 S 4th St #3	\$1,800	2BR/2 Bath		700	\$2.50	4/30/2025	Gas Stove		Central
710 S 4th St #1	\$1,600	Retail Store	650		\$29.50	9/30/2027	N/A		Mini-Split
710 S 4th St #2	\$1,514	1 BR/1 Bath		600	\$2.47	9/15/2026	Electric Stove		Mini-Split
710 S 4th St #3	\$1,570	1 BR/1 Bath		650	\$2.29	4/30/2026	Electric Stove		Mini-Split
712 S 4th St Maryanne Ritter Jewelers	\$1,950	Retail Store	850		\$27.48	Pending	N/A		
712 S 4th St #2	\$1,430	1 BR/1 Bath		600	\$2.38	8/31/2025	Electric Stove		Mini-Split
712 S 4th St #3	\$1,595	1 BR/1 Bath		650	\$2.45	10/31/2025	Gas Stove		Electric Baseboard
TOTALS	\$13,359 (APTS MONTHLY) \$160,308 (APTS ANNUALLY)		3,950 RETAIL SF	5,450 APT SF					
	\$11,350 (RETAIL MONTHLY) \$136,200 (RETAIL ANNUALLY)								
	\$24,709 (COMBINED MONTHLY) \$296,508 (COMBINED ANNUALLY)							\$180 (MONTHLY) \$2,160 (ANNUALLY)	

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Operating Statement | 707-709 & 711 S 4th St

INCOME

Apartment Income	\$89,820
Retail Income	\$82,200
Water Reimbursement	\$900
Gross Potential Income (GPI)	\$172,920
Vacancy Rate 3%	(\$5,188)
Effective Gross Income	\$167,732

EXPENSES

Real Estate Taxes 2025	\$16,474
U+O and SSHD Tax*	\$2,500
Rental License	\$345
Insurance	\$5,200
Water & Sewer	\$1,839
Trash & Recycling	\$2,000
Electricity	\$793
Gas	\$3,349
Repairs & Maintenance	\$8,602
Management 5% of EFI	\$8,387
TOTAL EXPENSES	(\$49,489)
NET OPERATING INCOME	\$118,243

RESPONSIBILITY FOR UTILITIES

Electric	Tenant
Heating/Air Conditioning	Tenant
Water & Sewer	Landlord
Hot Water Electric	Tenant
Cooking Gas	Tenant

*Owner is responsible for U+O and SSHD taxes for retail tenant
"Wayward Collection Gifts" (707 S 4TH St).

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Rent Roll | 707-709 & 711 S 4th Street

UNIT	MONTHLY RENT	UNIT TYPE	RETAIL SF	APT SF	RENT PSF	LEASE ENDS	COOKING	WATER REIMBURSEMENT	HEATING
707 S 4th St Wayward Collection Gifts	\$2,100	Retail Store	900		\$27.96	Month To Month	N/A		
707 S 4th St #1	\$1,255	1 BR/1 Bath		600	\$2.04	5/31/2026	Gas Stove	\$75	Gas HW Radiator
707 S 4th St #2	\$1,280	Studio		500	\$2.50	5/31/2026	Gas Stove		Gas HW Radiator
707 S 4th St #3	\$1,695	Jr 1 BR/1 Bath		550	\$3.08	10/31/2025	Gas Stove		Gas HW Radiator
709 S 4th St Brickbat Books	\$2,050	Retail Store	900		\$27.33	10/31/2039	N/A		
711 S 4th St Crate Diggaz Records	\$2,700	Retail Store	1,000		\$32.40	11/30/2025	N/A		
711 S 4th St #2	\$1,700	1 BR/1 Bath		600	\$2.83	11/30/2025	Gas Stove		Gas HW Radiator
711 S 4th St #3	\$1,555	2 BR/1 Bath		800	\$1.94	8/31/2025	Gas Stove		Gas HW Radiator
TOTALS	\$7,485 (APTS MONTHLY) \$89,820 (APTS ANNUALLY)		2,800 RETAIL SF	3,050 APT SF					
	\$6,850 (RETAIL MONTHLY) \$82,200 (RETAIL ANNUALLY)								
	\$14,335 (COMBINED MONTHLY) \$172,220 (COMBINED ANNUALLY)							\$75 (MONTHLY) \$900 (ANNUALLY)	

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Operating Statement | 760-762 S 4th St

INCOME	
Apartment Income	\$102,660
Retail Income	\$58,800
Water Reimbursement	\$1,980
Gross Potential Income (GPI)	\$163,440
Vacancy Factor 3%	(\$4,903)
Effective Gross Income	\$158,537
EXPENSES	
Real Estate Taxes 2025	\$21,799
Rental License	\$276
Insurance	\$5,200
Water & Sewer	\$2,052
Trash & Recycling	\$2,000
Electricity	\$3,492
Gas	\$300
Repairs & Maintenance	\$3,746
Management 5% of EFI	\$7,927
TOTAL EXPENSES	(\$46,792)
NET OPERATING INCOME	\$111,745

RESPONSIBILITY FOR UTILITIES	
Electric	Tenant
Heating/Air Conditioning	Tenant
Water & Sewer	Landlord
Hot Water Electric	Tenant
Cooking Gas	Tenant

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Rent Roll | 760-762 S 4TH ST

UNIT	MONTHLY RENT	UNIT TYPE	RETAIL SF	APT SF	RENT PSF	LEASE ENDS	COOKING	WATER REIM	HEATING
760 S 4th St Noni Women's Clothing	\$2,900	Retail Store	2,000		\$17.40	4/30/2026	N/A		
760 S 4th St #2	\$2,230	2 BR/ 2 Bath		1100	\$2.02	9/30/2025	Gas Stove		Central
760 S 4th St #3	\$2,245	2 BR/ 2 Bath		1200	\$1.87	10/31/2025	Gas Stove		Central
762 S 4th St Cuzzy's Ice Cream	\$2,000	Retail Store	1,000		\$24.00	6/30/2029	N/A		
762 S 4th St #2	\$2,250	2 BR/2 Bath		800	\$2.81	8/31/2025	Gas Stove	\$75	Central
762 S 4th St #3	\$1,830	2 BR/2 Bath		850	\$2.15	7/31/2025	Gas Stove	\$90	Central
TOTALS	\$8,555 (APTS MONTHLY) \$102,660 (APTS ANNUALLY)		3,000 RETAIL SF	3,950 APT SF					
	\$4,900 (RETAIL MONTHLY) \$58,800 (RETAIL ANNUALLY)								
	\$13,455 (COMBINED MONTHLY) \$161,460 (COMBINED ANNUALLY)							\$165 (MONTHLY) \$1,980 (ANNUALLY)	

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



2025 Real Estate Assessment and Taxes

ADDRESS	TAX ID #	RETAIL UNITS	APT UNITS	LAND SF	BUILDING SF	TAXABLE LAND	IMPROVEMENTS	TOTAL	2025 TAX RATE	TAXES DUE
704 S 4TH ST	871504910	1	1	1,296	1,992	\$77,480	\$309,920	\$387,400	1.3998%	\$5,422.83
706 S 4TH ST	871504920	1	1	1,458	2,208	\$85,880	\$343,520	\$429,400	1.3998%	\$6,010.74
708 S 4TH ST	871045450	1	2	972	2,682	\$104,320	\$417,280	\$521,600	1.3998%	\$7,301.36
710 S 4TH ST	871045500	1	2	1,280	1,859	\$65,260	\$261,040	\$326,300	1.3998%	\$4,567.55
712 S 4TH ST	871045550	1	2	1,360	2,592	\$100,820	\$403,280	\$504,100	1.3998%	\$7,056.39
707-09 S 4TH ST	871045150	2	3	2,331	3,480	\$128,920	\$515,680	\$644,600	1.3998%	\$9,023.11
711 S 4TH ST	871045200	1	2	1,493	2,737	\$106,460	\$425,840	\$532,300	1.3998%	\$7,451.14
760 S 4TH ST	871504260	1	2	2,405	3,853	\$142,740	\$570,960	\$713,700	1.3998%	\$9,990.37
762 S 4TH ST	22146400	1	2	1,116	2,601	\$168,720	\$674,880	\$843,600	1.3998%	\$11,808.71
TOTALS		10	17	13,711	24,004	\$980,600	\$3,922,400	\$4,903,000	1.3998%	\$68,632.19

Use + Occupancy Taxes

ADDRESS	TOTAL ASSESSMENT	x1.21%	(-\$2,000 EXEMPTION)	MONTHLY U & O TAX	SOUTH STREET HISTORIC DISTRICT TAX
704 S 4TH ST	\$387,400	\$4,687.54	\$2,687.54	\$223.96 Tenant Pays	\$529.16 Tenant Pays
706 S 4TH ST	\$429,400	\$5,195.74	\$3,195.74	\$266.31 Tenant Pays	\$559.86 Tenant Pays
708 S 4TH ST	\$521,600	\$6,311.36	\$4,311.36	\$359.28 Owner Pays	\$582.95 Owner Pays
710 S 4TH ST	\$326,300	\$3,948.23	\$1,948.23	\$162.35 Tenant Pays	\$493.81 Tenant Pays
712 S 4TH ST	\$504,100	\$6,099.61	\$4,099.61	\$341.63 Tenant Pays	\$563.34 Tenant Pays
707-09 S 4TH ST	\$644,600	\$7,799.66	\$5,799.66	\$483.30 Owner Pays	\$357.13 Owner Pays
711 S 4TH ST	\$532,300	\$6,440.83	\$4,440.83	\$370.07 Tenant Pays	\$357.14 Tenant Pays
760 S 4TH ST	\$713,700	\$8,635.77	is \$6,635.77 yearly	\$552.98 Tenant Pays	\$697.89 Owner Pays Yearly
762 S 4TH ST	\$843,600	\$10,207.56	is \$8,207.56 yearly	\$683.96 Tenant Pays	\$770.13 Owner Pays Yearly
TOTALS				\$842.58 OWNER PAYS MONTHLY \$2,601.26 TENANTS PAY MONTHLY	\$2,408.10 OWNER PAYS YEARLY \$2,503.31 TENANTS PAY YEARLY

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147

Aerial View



704-12 S 4TH ST | 9 APARTMENTS & 5 STORES

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147

Aerial View



707-11 S 4TH ST | 6 APARTMENTS & 3 STORES

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Aerial View



760-62 S 4TH ST | 4 APARTMENTS & 2 STORES

704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147

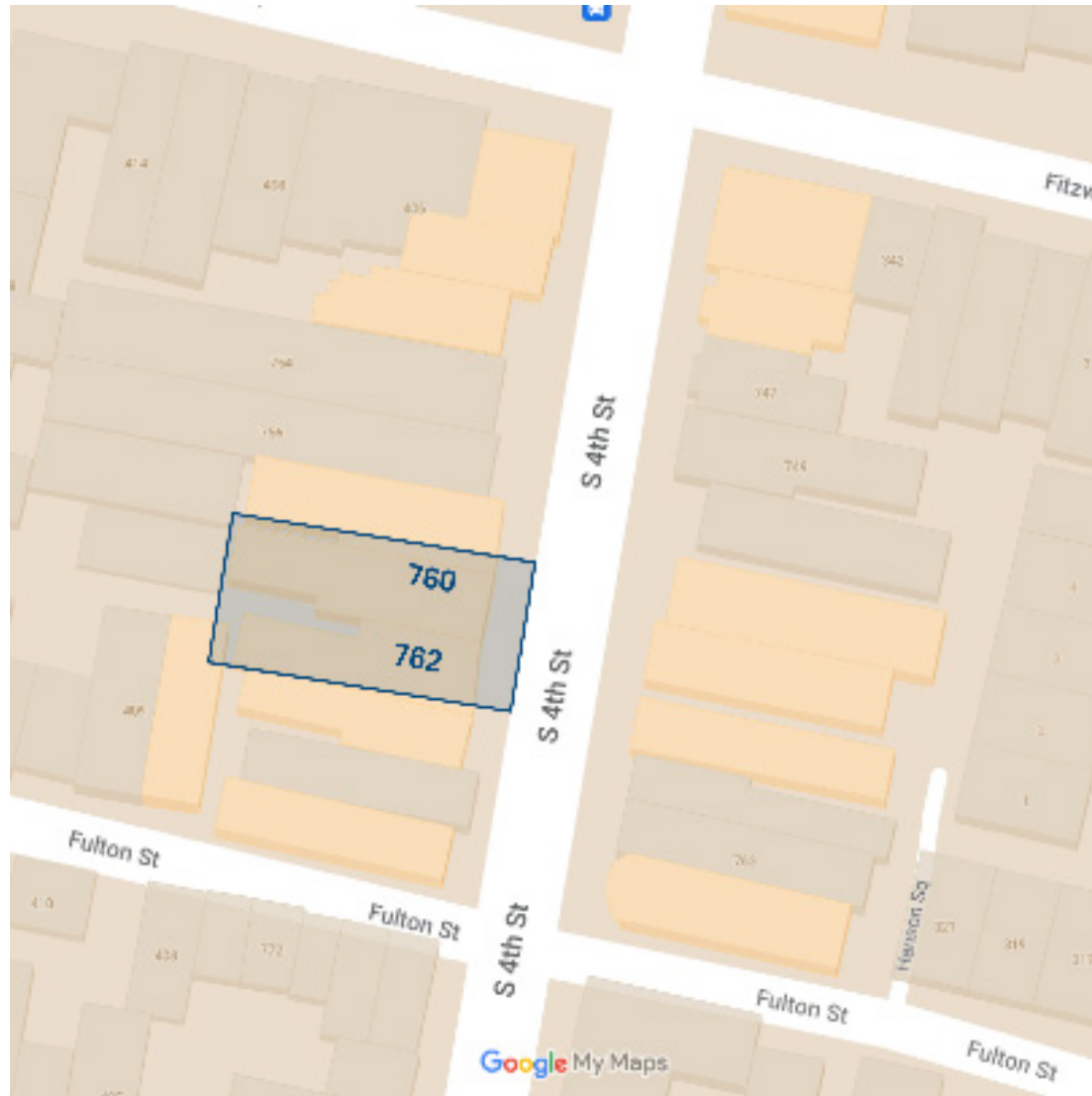
Parcel Map



704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147

Parcel Map



704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147

Zoning

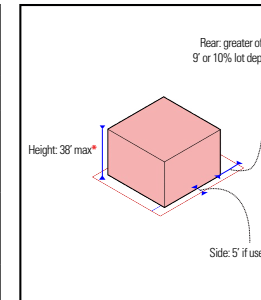
CMX COMMERCIAL MIXED-USE

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



* 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

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

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

Queen Village, Philadelphia 19147



704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



About the Neighborhood - 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.

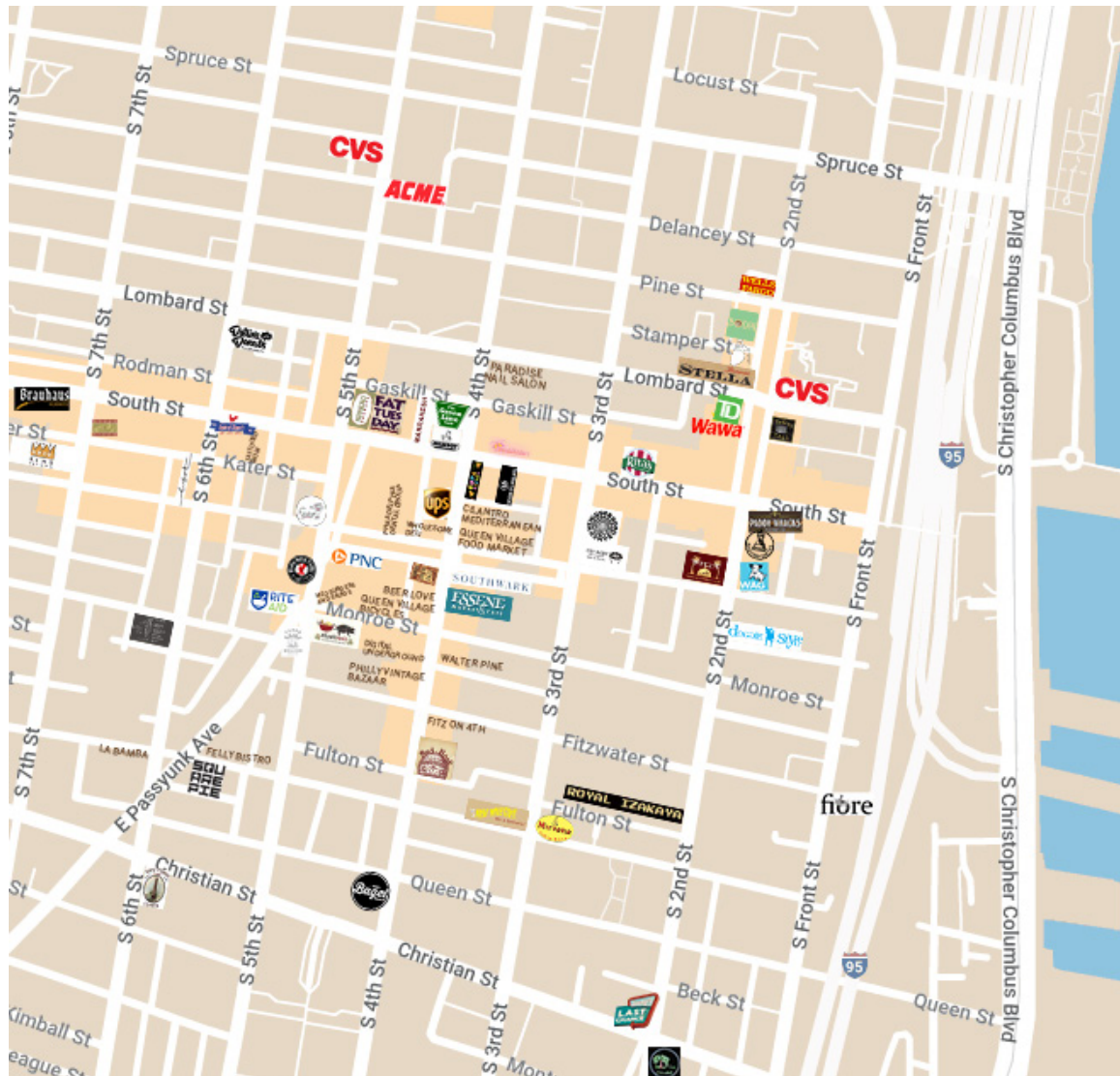
The longest-established neighborhood in this close-knit slice of Philly, Queen Village is extremely accessible and navigable by foot and bicycle, a perk not lost on residents who are particular about dining, drinking and shopping close to home.



704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147

Nearby Retailers



704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Property Photos



704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Property Photos



704-12, 707-11, & 760-62 S 4TH STREET

Queen Village, Philadelphia 19147



Property Photos

