

2916-30 N 7TH ST

FAIRHILL, PHILADELPHIA 19133



10,560 +/- SF LOT ZONED I-2 IN FAIRHILL, PHILADELPHIA

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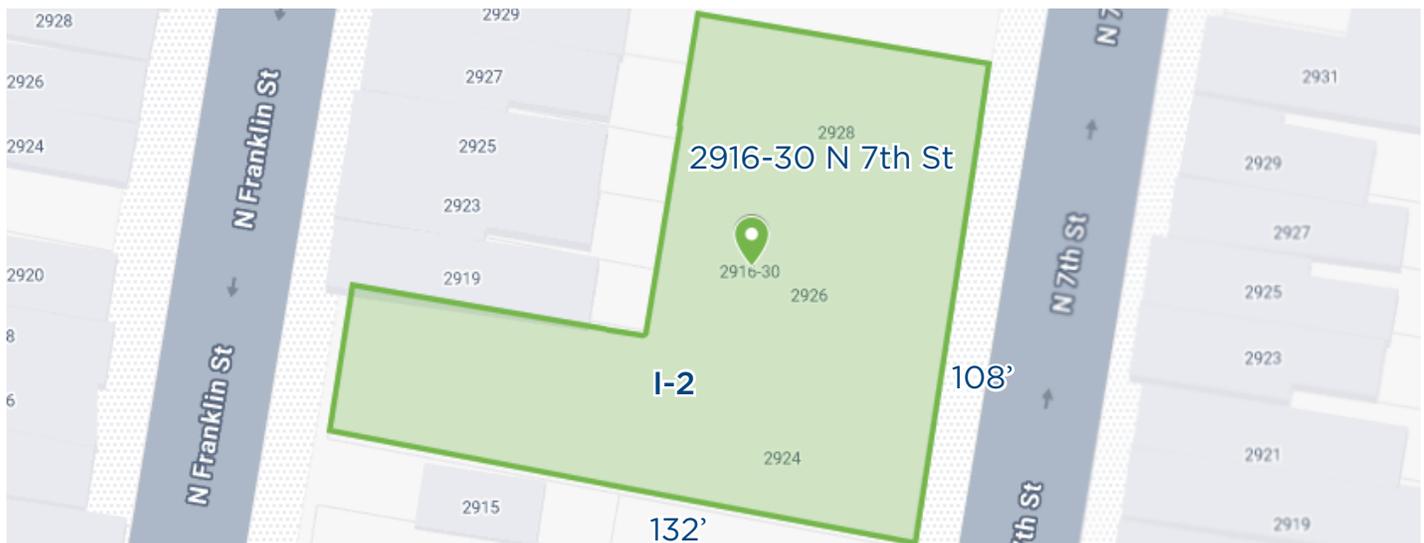


About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 2916-30 North 7th Street, a 10,560 +/- SF lot in the Fairhill section of Philadelphia. The site is zoned I-2, making it ideal for various industrial users and developers. The site runs between N 7th Street and N Franklin Street, featuring approximately 36' of frontage on N Franklin Street and 108' of frontage on N 7th Street, providing favorable access and design optionality. The site is well located with easy access to N. Broad St. and in close proximity to Temple University Hospital.

Property Overview	
Price	\$400,000
Lot Size	10,560
Lot Area	108' x 132'
Real Estate Tax Assessment 2026*	\$477,800
Real Estate Tax 2026*	\$6,686.33
Street Frontages	North 7th Street: 108' N. Franklin Street: 36'
Site Shape	Irregular
Zoning	I-2
Surface Parking	Street

*Per City of Philadelphia



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Zoning

I INDUSTRIAL

INTENT:

Low-impact uses including light industrial, fabrication, offices, and research and development



INTENT:

Light/moderate impact industrial uses including manufacturing, processing, and distribution



INTENT:

Intensive, high-impact uses, including extractive industries and petroleum processing and storage



INTENT:

Marine-related industrial uses such as docks, wharves, piers, and transit sheds

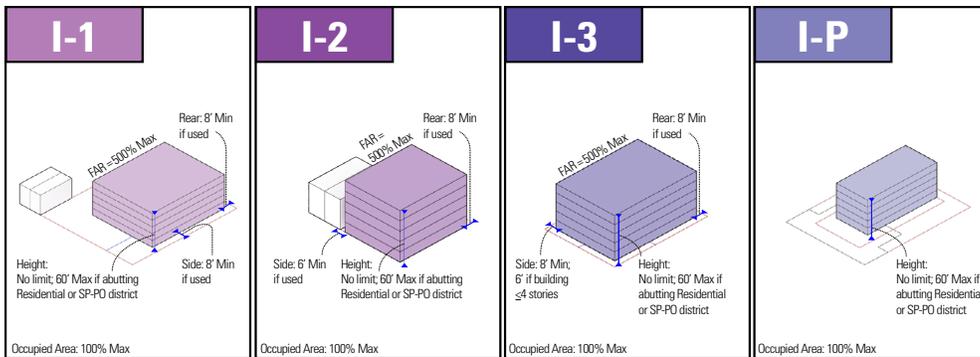


Table 14-701-4: Dimensional Standards for Industrial Districts

	I-1	I-2	I-3	I-P
Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



[Link to Philadelphia's Multiple Districts or Provisions \(Zoning Codes\)](#)

Zoning

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY					
Household Living (as noted below)					
Multi-family	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	
Group Living	N	N	N	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	N	N	N	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY					
Adult Care	N	N	N	N	
Child Care	N	N	N	N	14-603 (5)
Detention and Correctional Facilities	N	S	Y	N	14-603 (13)
Educational Facilities	N	N	N	N	
Fraternal Organization	N	N	N	N	
Libraries and Cultural Exhibits	N	N	N	N	
Re-Entry Facility	S	S	Y	S	14-603 (12)
Religious Assembly	N	N	N	N	
Safety Services	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	
Utilities and Services, Major	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	14-603 (16)(17)
OFFICE USE CATEGORY					
Business and Professional	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	Y	N	N	N	
Group Practitioner	Y	Y	Y	N	
Government	Y	Y	N	N	
RETAIL SALES USE CATEGORY (4)					
Adult-Oriented Merchandise	N	S	Y	N	14-603 (13)
Building Supplies and Equipment	Y	Y	Y	Y	14-603 (3)
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	S	Y	N	14-603 (13)
Gun Shop	N	S	Y	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	
Pets and Pet Supplies	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
COMMERCIAL SERVICES USE CATEGORY					
Adult-Oriented Service	N	S	Y	N	14-603 (13)
Animal Services (except as noted below)	Y	Y	Y	N	
Boarding and Other Services	S	S	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	N	N	N	14-603 (18)
Casino	N	N	N	N	
Building Services	Y	Y	Y	N	
Business Support	Y	Y	Y	N	
Eating and Drinking Establishments (as noted below)	N	N	N	N	
Take-Out Restaurant	N	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	Y	Y	
Personal Credit Establishment	N	S	Y	N	14-603 (13)
Funeral and Mortuary Services	Y	N	N	N	
Maintenance & Repair of Consumer Goods	Y	Y	Y	Y	
Marina	Y	Y	N	N	
Parking, Non-Accessory	Y	Y	Y	Y	14-603 (10)
Personal Services	N	N	N	N	
Radio, Television, and Recording Services	Y	Y	Y	Y	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES					
Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	Y	Y	N	
Vehicle Fueling Station	Y	Y	Y	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
Vehicle Paint Finishing Shop	Y	Y	Y	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY					
Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
Moving and Storage Facilities	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	
Wholesale Sales and Distribution	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603 (11)
INDUSTRIAL USE CATEGORY					
Artist Studios and Artisan Industrial	Y	Y	Y	N	
Limited Industrial	Y	Y	Y	N	
General Industrial	N	Y	Y	N	
Intensive Industrial	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	S	Y	N	14-603 (9)
Marine-Related Industrial	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	Y	Y	Y	N	
Mining/Quarrying	N	N	Y	N	
Research and Development	Y	Y	Y	N	
Trucking and Transportation Terminals	Y	Y	Y	Y	
URBAN AGRICULTURE USE CATEGORY					
Community Garden	Y	Y	Y	N	14-603 (15)
Market or Community-Supported Farm	Y	Y	N	N	14-603 (15)
Animal Husbandry	Y	Y	Y	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

See page 48 for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

September 2022

2916-30 N 7TH ST

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Retail Map



Walk Score®

DEMOGRAPHICS (1 mile)	
Residents	61,722
Average household income	\$39,833
Est. Daytime population	31,821

Walk Score
86

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About the Neighborhood: Fairhill

Fairhill is a vibrant North Philadelphia neighborhood with deep cultural roots and a strong sense of community, known for its colorful rowhomes, active street life, and proud Latino heritage. Centered around corridors like Germantown Avenue and Hunting Park Avenue, the neighborhood offers convenient access to public transportation, local shops, schools, and community organizations.



Residents benefit from several nearby parks and green spaces, including Fairhill Square Park, a neighborhood green space that serves as a gathering point for recreation and community events, as well as Hunting Park, which provides expansive open lawns, walking paths, and athletic areas just minutes away. Fairhill is also within easy reach of the broader Fairmount Park system, offering miles of trails, riverfront scenery, and outdoor activities. Together, these amenities, combined with Fairhill's proximity to Center City and Temple University Hospital, highlight the neighborhood's connectivity, ongoing revitalization, and long-term potential.



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