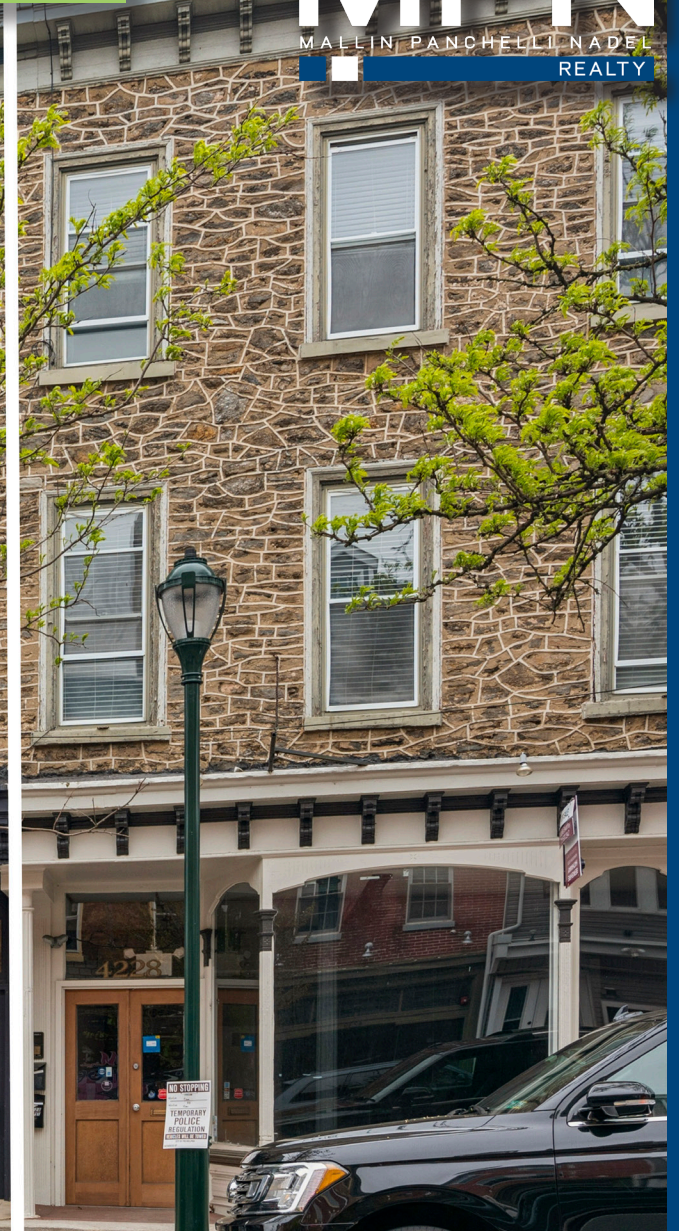


RETAIL + 2 APARTMENTS FOR SALE

4226 MAIN STREET

Manayunk, Philadelphia 19127

MPN
MALLIN PANCHELLI NADEL
REALTY



MPN
MALLIN PANCHELLI NADEL
REALTY

1601 WALNUT ST, PHILADELPHIA, PA 19102 215.413.4900 ■ www.mpnrealty.com

4226 MAIN STREET

Manayunk, Philadelphia 19127



Introduction

MPN Realty, Inc., is proud to exclusively present the sale of 4226 Main Street in the heart of Manayunk. The current commercial tenant (who has been here for over 20 years) is on a month-to-month lease, presenting this as an opportunity for an owner-operator or investor. The rear of the building has a hard scaped courtyard that shares an easement with the neighboring building. The entire frontage is for the retail, and the residential apartments are accessed through a courtyard in the rear, maximizing retail exposure on the street. There are two residential apartments above with exposed brick, dishwashers and washers / dryers. Ownership self manages the property and has kept rents below market.

PROPERTY OVERVIEW		
Price		\$725,000
Year Built	(City of Philadelphia)	1900
Number of Buildings		1
Number of Floors		3
Number of Units		3
Unit Mix		(1) Commercial (approx. 1,100 sq ft) (2) 1 Bed/ 1 Bath
Lot Size	(City of Philadelphia)	20' x 79'
Street Frontage		20' on Main St
Lot Area	(City of Philadelphia)	1,583 SF
Building Area	(City of Philadelphia)	2,388 SF
RE Tax Assesment 2025		\$416,700
RE Tax 2025		\$5,833
Zoning		CMX-2.5
Exterior		Brick
Site Shape		Rectangular
Amenities		Shared courtyard in the rear of the building
Air Conditioning		Central A/C
Kitchens		Electric Cooking
Laundry		Washer + Dryer in each unit
Easement		There exists an easement on the left side of the parcel

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4226 MAIN STREET

Manayunk, Philadelphia 19127



Operating Statement - Projected

INCOME	
Residential Income	\$29,100
Commercial Income*	\$34,500
Commercial Reimbursements* (est. at 50%)	\$6,016
Gross Potential Income	\$69,616
Vacancy @ 3%	(\$2,088)
Effective Gross Income	\$67,528
EXPENSES	
Real Estate Tax 2025	\$5,833
Insurance	\$6,504
Management @ 5%	\$3,333
Repairs & Maintenance 2024	\$5,175
Licenses (\$63/unit)	\$126
Utilities	\$1,557
Use & Occupancy Tax	\$1,681
Total Expenses	(\$24,209)
NOI - PROJECTED	\$43,319

**Projected at \$35 NNN with the commercial tenant reimbursing 50% of the taxes and insurance*

Operating Statement - Current

INCOME	
Residential Income	\$29,100
Commercial Income*	\$7,668
Commercial Reimbursements* (est. at 50%)	\$6,016
Gross Potential Income	\$42,784
Vacancy @ 3%	(\$1,283)
Effective Gross Income	\$41,501
EXPENSES	
Real Estate Tax 2025	\$5,833
Insurance	\$6,504
Management @ 5%	\$2,031
Repairs & Maintenance 2024	\$5,175
Licenses (\$63/unit)	\$126
Utilities	\$1,557
Use & Occupancy Tax	\$1,681
Total Expenses	(\$22,907)
NOI - CURRENT	\$18,594

4226 MAIN STREET

Manayunk, Philadelphia 19127

Rent Roll - Projected

UNIT	UNIT TYPE	RENT	LEASE EXPIRATION
COMMERCIAL	RETAIL, 1,000	\$2,875*	PROJECTED
UNIT 2F	1BD/1BA	\$1,200	6/30/2026
UNIT 3F	1BD/1BA	\$1,225	4/30/2026
	Total Monthly	\$5,300	
	Total Annual	\$63,600	

Rent Roll - Current

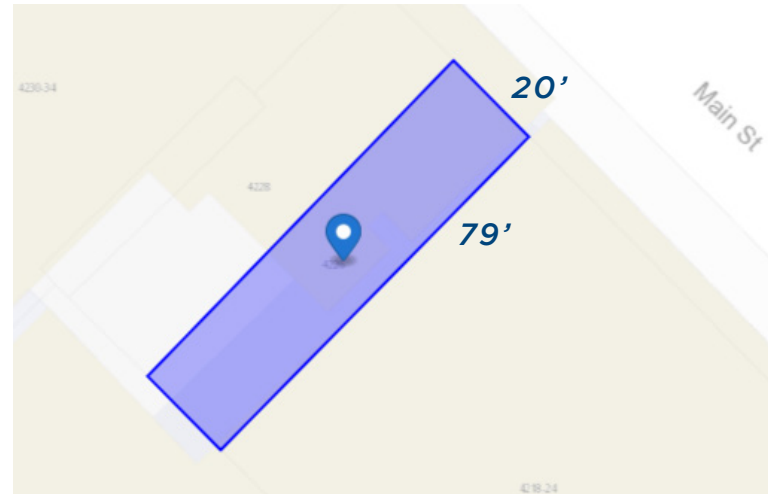
UNIT	UNIT TYPE	RENT	LEASE EXPIRATION
COMMERCIAL	RETAIL, 1,000	\$639	MONTH-TO-MONTH
UNIT 2F	1BD/1BA	\$1,200	6/30/2026
UNIT 3F	1BD/1BA	\$1,225	4/30/2026
	Total Monthly	\$3,064	
	Total Annual	\$36,768	

**PROJECTED AT \$35 PSF NNN*

RESPONSIBILITY FOR UTILITIES

Electric	TENANT
Heating/Air Conditioning	TENANT
Domestic Hot Water	LANDLORD**
Water/Sewer	TENANT
Cooking Gas	TENANT

****Tenant pays landlord a fee of \$10 per person per month for water; this fee increases to \$20 per person per month**



4226 MAIN STREET

Manayunk, Philadelphia 19127



Property Photos - Commercial



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Property Photos - Residential



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4226 MAIN STREET

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Property Photos - Exterior



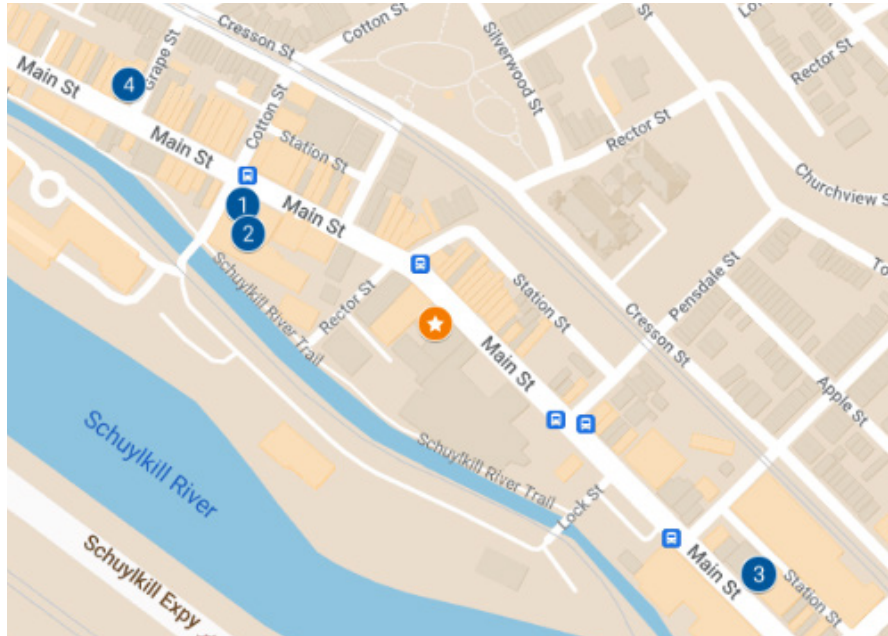
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4226 MAIN STREET

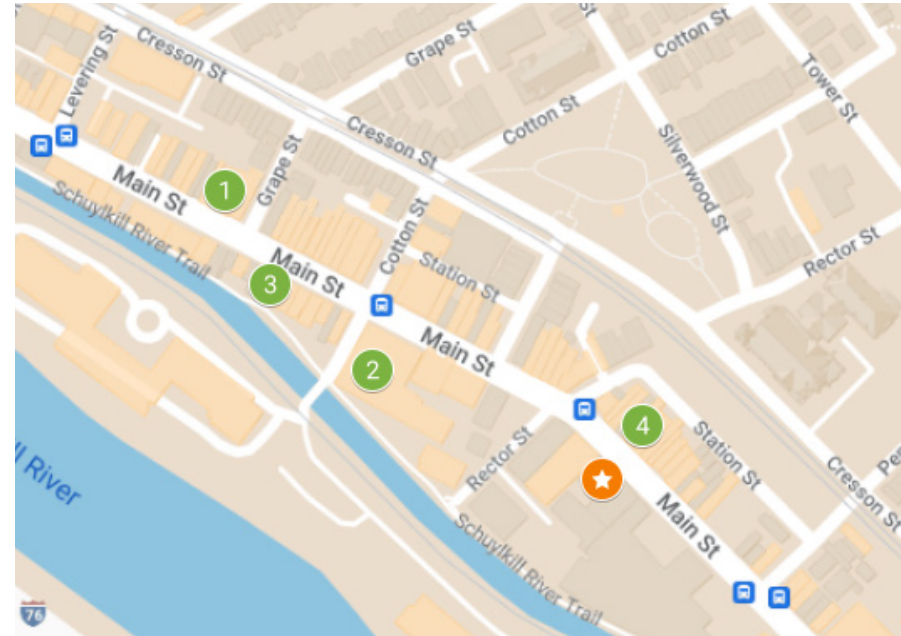
Manayunk, Philadelphia 19127

Residential Comparables



ADDRESS	UNIT TYPE	MO. RENT
★ 4226 MAIN STREET	1 BED / 1 BATH	\$1,163
① 4312 MAIN STREET	STUDIO / 1 BATH	\$1,500
② 4312 MAIN STREET	1 BED / 1 BATH	\$1,550
③ 4127 MAIN STREET	1 BED / 1 BATH	\$1,100
④ 4345 MAIN STREET	STUDIO / 1BATH	\$1,750

Retail Comparables



ADDRESS	UNIT SF	MO. RENT
★ 4226 MAIN STREET	1,583 SF	\$2,875
① 4347 MAIN STREET	1,700 SF	\$3,600
② 4312 MAIN STREET	3,000 SF	\$3,000
③ 4334 MAIN STREET	2,840 SF	\$10,00
④ 4239 MAIN STREET	2,900 SF	\$2,900

4226 MAIN STREET

Manayunk, Philadelphia 19127

Zoning

CMX COMMERCIAL MIXED-USE

CMX-2.5

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	55 ft.*
Min. Cornice Height	25 ft.

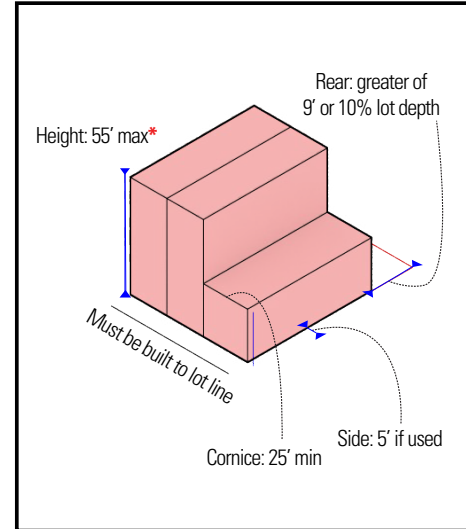
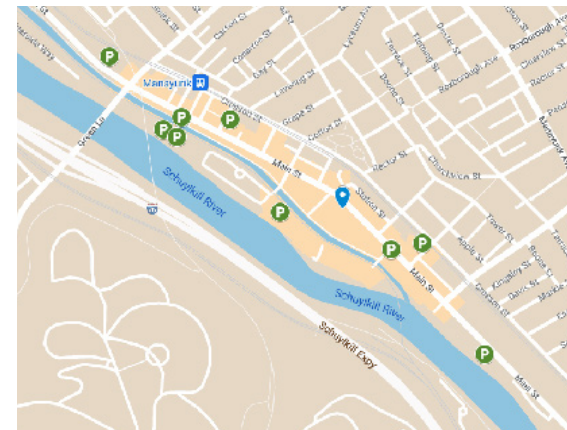


Table Notes:

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(4) (Primary Frontage)

* Zoning Bonus Summary		CMX-2.5	
		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](#).



4226 MAIN STREET

Manayunk, Philadelphia 19127

Manayunk Flood Zone Information

4226 Main Street, Philadelphia, PA 19127 is located in a Non-Special Flood Hazard Area known as ZONE X of the F.E.M.A. flood zone map 4207570088G for Philadelphia, PA. This map shows the property to be in the non- shaded Minimal Flood Hazard area.

ZONE X areas are where there is a minimal or moderate risk of flooding. While flood insurance is not mandatory for properties in ZONE X, homeowners and business owners are encouraged to consider coverage, as flooding can occur even in low-risk areas. These areas are typically outside the 1% Annual Chance Flood Hazard.

Costs of insurance vary depending on how much insurance is purchased, what it covers, and the property's flood risk.

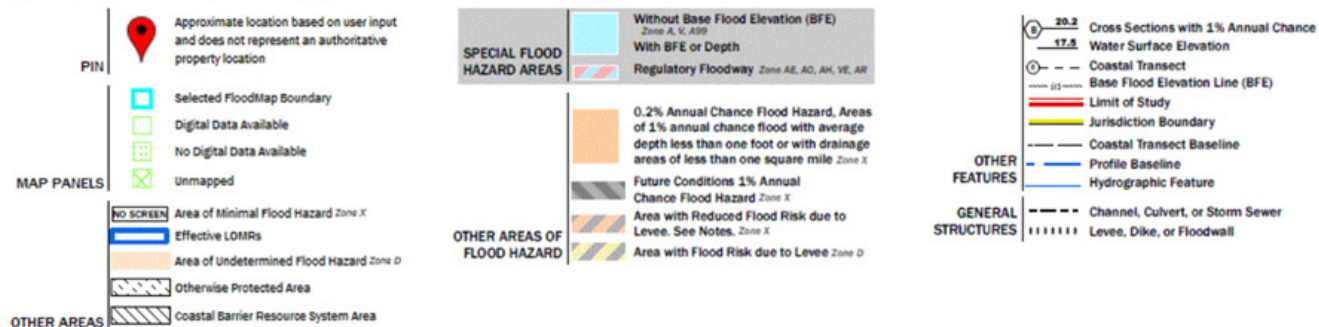
In order to qualify for flood insurance, the home or business must be in a community that has joined the NFIP and agreed to enforce sound floodplain management standards. To find out if the community participates in NFIP, you can call 800-638-6620.

You can only purchase flood insurance through an insurance agent, you cannot buy it directly from the NFIP. You can find an agent in your area by calling 800-638-6620 to reach the NFIP call center.

4226 MAIN STREET

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Manayunk Flood Zone Information



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4226 MAIN STREET

Manayunk, Philadelphia 19127

Aerial Map of Neighborhood

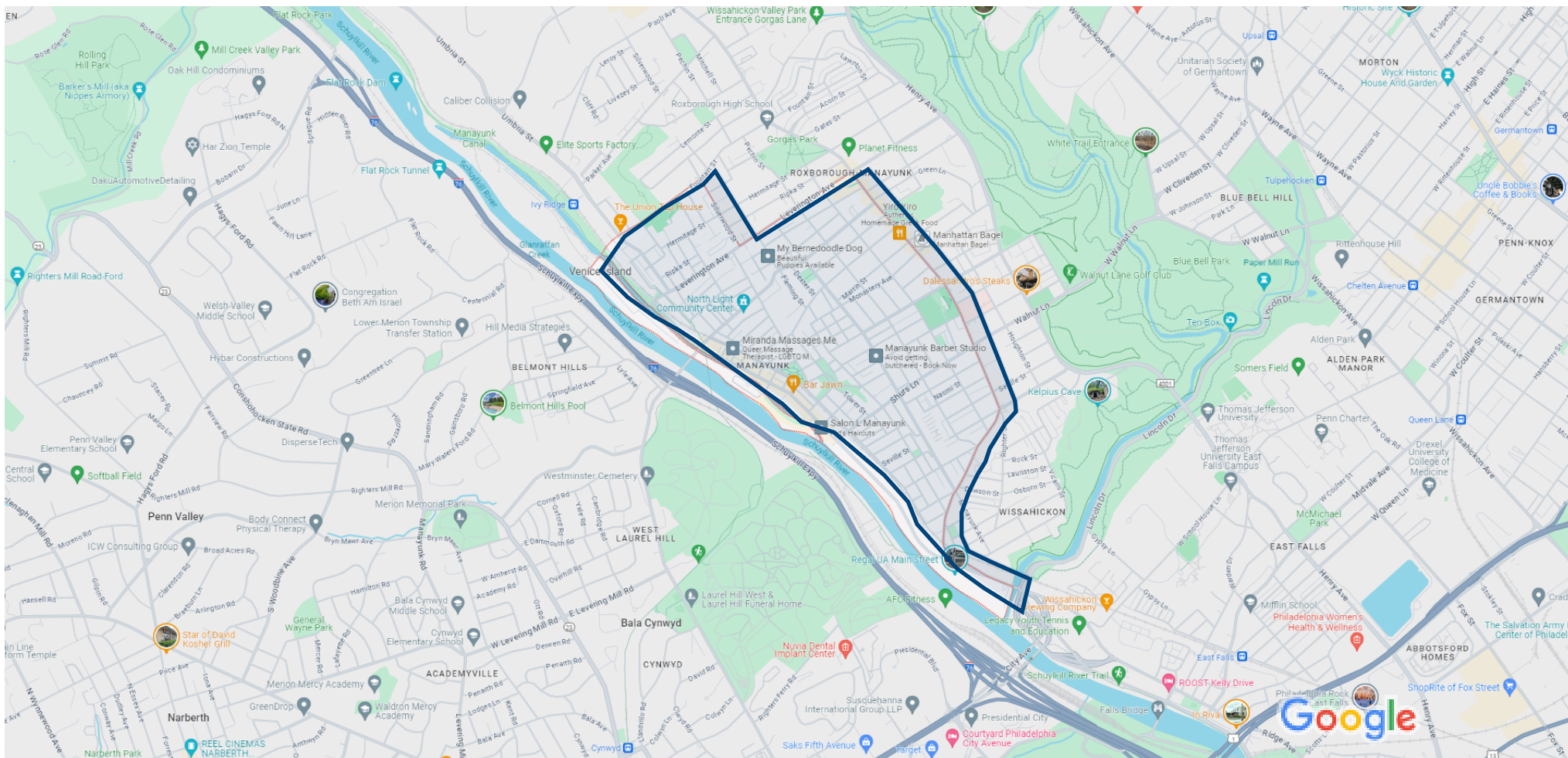


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Aerial Map of Neighborhood



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4226 MAIN STREET

Manayunk, Philadelphia 19127



Manayunk Events

FOUNDERS PHILLY FREEZE-OUT

FEBRUARY

In partnership with Founders Brewing Co, Main Street will turn into a winter wonderland of ice sculptures and demonstrations, Founders beer on tap, shopping deals, and more!



EVENT INFO

STREET FOOD FESTIVAL

APRIL

Over 50 of Philadelphia's best food trucks and food vendors line Main Street for the day. Enjoy everything from traditional barbecue to frozen sweet treats.



EVENT INFO

STROLL THE STREET

MAY-SEPTEMBER

Walk, shop, and eat along Main Street every Thursday night throughout the summer! Restaurants feature signature cocktails and appetizers, and retailers highlight seasonal promotions.



EVENT INFO

MANAYUNK ARTS FESTIVAL

JUNE

Celebrated in Manayunk for three decades, this festival brings over 300 artists and 150,000 visitors to Main Street for a weekend-long event every June.



EVENT INFO

DOG DAY OF SUMMER

AUGUST

Join us for a tail waggin' good time at Dog Day of Summer in Manayunk! Bring your pup to enjoy pet-friendly vendors, activities, and giveaways on Venice Island.



EVENT INFO

OUT & ABOUT IN MANAYUNK

OCTOBER

In honor of National Coming Out Day in October, Out & About in MNYK will host a pop-up of LGBTQ+ organizations and entertainment to promote Manayunk as a safe place that welcomes everyone.



EVENT INFO

HALLOWEEN IN MANAYUNK

OCTOBER

Come to Main Street for a fun and safe way to celebrate Halloween with a day filled with activities.



EVENT INFO

SMALL BUSINESS SATURDAY

NOVEMBER

Kick off the holiday season by shopping small and shopping local in Manayunk! Over 50 small businesses offer a day of promotions so you can find something for everyone on your list.



EVENT INFO

HOLIDAYS IN MANAYUNK

DECEMBER

Shop, dine, and be merry in Manayunk! With events all month long, there are so many ways to celebrate the season, from our annual tree lighting to a festive fun run.



EVENT INFO

SOURCE: MANAYUNK DEVELOPMENT

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4226 MAIN STREET

Manayunk, Philadelphia 19127

Neighborhood - Manayunk



A SYMPHONY OF BRIGHT LIGHTS AND SOUNDS

In Manayunk, the nightlife sparkles with diversity, from cozy pubs to bustling dance floors. Main Street buzzes with activity, offering live music, craft cocktails, and a welcoming vibe for night owls seeking fun and camaraderie.



A TREASURE TROVE OF BOUTIQUE CHARM

Manayunk's retail offerings are a boutique lover's dream. Quaint shops line Main Street, offering everything from bespoke clothing to unique home decor. Seasonal markets and street festivals enhance the shopping experience with local arts and lively entertainment.

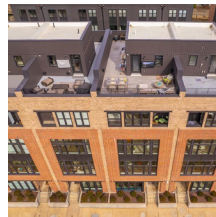
A FEAST OF GLOBAL FLAVORS

Manayunk's dining scene delights with its variety, serving up everything from gourmet international dishes to homestyle American fare. Restaurants along the waterfront provide scenic views, making dining out a visually appealing and tasty adventure.



A STRATEGIC BLUEPRINT FOR TOMORROW

Manayunk is on the move, focusing on sustainable development and enhanced livability. New housing and modernized infrastructure aim to keep the neighborhood both charming and contemporary, ensuring it remains a desirable place for future generations.



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