

MIXED-USE INVESTMENT PROPERTY PORTFOLIO



832-34 SOUTH STREET

Bella Vista, Philadelphia 19147



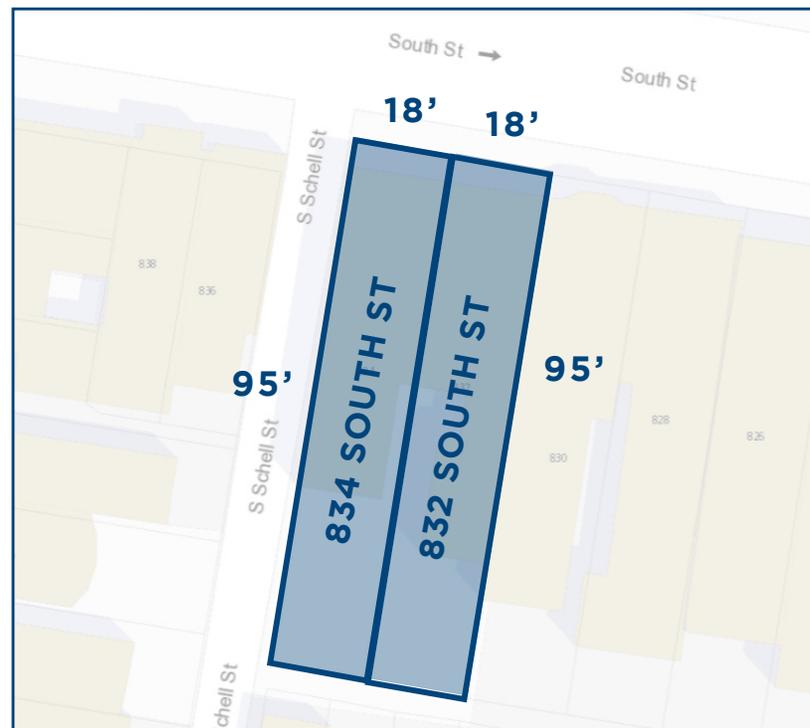
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Introduction

MPN Realty, Inc. is pleased to present an exceptional investment opportunity in the heart of Bella Vista, along one of South Street's prime blocks! Located at 832-834 South Street, these side-by-side buildings boast a combined 36 feet of frontage on one of the city's most vibrant streets. The properties consist of (2) commercial spaces, (4) 1 bed/ 1 bath units, (2) 2 bed/ 1 bath units, and 3-4 gated parking spaces. Zoned CMX-2.5 this is a fantastic turn-key investment opportunity. Located along South Street's commercial corridor, neighboring tenants include Whole Foods, PNC Bank, Fine Wine and Spirits, and Bank of America. The properties are very well located in the heart of Bella Vista surrounded by a bustling commercial corridor and a plethora of residential units.



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Property Overview

PROPERTY OVERVIEW

Price	\$1,790,000
Number of buildings	2
Number of Floors	832: 3 plus basement 834: 4 plus basement
Number of Units	(2) Commercial; (6) Apartments
Year Built	1900
Unit Mix	(2) Commercial (4) 1 bed/ 1 bath units (2) 2 bed/ 1 bath units
Lot Size	832: 18'x95' 834: 18'x95'
Lot Area	832: 1,710 SF 834: 1,714 SF
Total Rentable Area of Building	832: 2,634 SF 834: 3,390 SF
Average Apartment Rent	\$1,450
RE Tax Assesment 2026	832: \$656,800 834: \$805,100
RE Tax 2026	832: \$9,194 834: \$11,270
Zoning	CMX-2.5
Exterior	Brick and Stucco
Foundation	Stone and Masonry
Electric	Separately metered, paid by tenant
Domestic Hot Water	Separately metered, paid by tenant
Heating	Forced Hot Air
Air Conditioning	Central Air
Flooring	Hardwood, Tile and Carpet
Fire Protection	Hardwired smoke and fire alarm system
Laundry	In each unit
Parking	3 to 4 gated parking spaces

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Property Financials

INCOME AND EXPENSES

INCOME	
Gross Scheduled Rents	\$169,647
Parking Fee	\$6,300
NNN/CAM Reimbursements	\$19,362
U&O tax Reimbursement	\$1,307
Other Income	\$808
Vacancy Rate 5%	\$9,871
EFFECTIVE GROSS INCOME	\$186,745
EXPENSES - SELLER'S EXPENSES	
2026 Real Estate Taxes	\$20,464
SSD Assessment 2026	\$2,083
U&O Tax 2026	\$1,307
*Insurance	\$2,792
Trash	\$1,000
Utilities	\$6,112
Repairs & Maintenance	\$8,571
Snow Removal	\$595
Management @ 5%	\$9,337
Licenses	\$414
TOTAL EXPENSES	\$52,675
NET OPERATING INCOME	\$134,070

RENT ROLL

	UNIT	UNIT MIX	RENT	LEASE START	LEASE EXPIRATION
1	832-Commercial	Commercial	\$2,175	3/13/2025	3/31/2030
2	832-2F	2 bed/ 1 bath	\$1,500	8/6/2025	7/31/2026
3	832-3F	1 bed/ 1 bath	\$1,300	3/18/2023	5/31/2026
4	832-3R	1 bed/ 1 bath	\$1,300	1/15/2026	6/30/2026
5	834-Commercial	Commercial	\$3,262	12/1/2023	11/30/2028
6	834-2F	1 bed/ 1 bath	\$1,475	9/1/2021	8/31/2026
7	834-2R	1 bed/ 1 bath	\$1,225	6/1/2022	5/31/2026
8	834-3F	2 bed/ 1 bath	\$1,900	8/1/2024	7/31/2026
MONTHLY SCHEDULED GROSS			\$14,137		
ANNUAL SCHEDULED GROSS			\$169,647		

RESPONSIBILITY FOR UTILITIES

Electric	TENANT
Heating / Air Conditioning	TENANT
Water and Sewer	LANDLORD
Domestic Hot Water	TENANT

*Buyer should reach out to their insurance agent or company for an estimate on their annual insurance premium

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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.

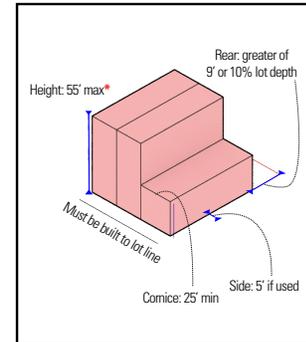


Table Notes:

[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](#).

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About the Neighborhood - Bella Vista

Location

Bella Vista is situated just south of Center City, bounded by 6th Street to the east, 11th Street to the west, South Street to the north, and Washington Avenue to the south. Its central location offers easy access to other popular Philadelphia neighborhoods and landmarks.

History

Bella Vista, meaning “beautiful view” in Italian, has a rich historical tapestry. It began as an Italian immigrant neighborhood in the late 19th and early 20th centuries. Many Italian families settled here, bringing with them their traditions, cuisine, and community-oriented lifestyle. This strong Italian influence is still evident today, especially in the presence of the Italian Market, one of the nation’s oldest and largest open-air markets.

Culture and Community

Bella Vista is a melting pot of cultures, reflecting the diverse waves of immigrants that have settled in the area over the decades. While Italian heritage is prominent, there are also significant populations of Mexican, Vietnamese, and other ethnic groups. This diversity is celebrated through various cultural events, festivals, and a wide array of ethnic restaurants and shops.

Key Attractions

- **Italian Market:** Spanning 9th Street, this market is a bustling hub for fresh produce, meats, cheeses, and specialty items. It’s also famous for its street vendors and lively atmosphere.
- **Bardascino Park:** A small, charming park where locals gather for bocce games, community events, and relaxation.
- **Cianfrani Park:** Another local green space that serves as a communal gathering spot, hosting events like outdoor movie nights and community clean-ups.
- **Murals and Art:** Bella Vista is home to numerous murals, thanks to the Mural Arts Program, adding a vibrant and artistic flair to the neighborhood.

Bella Vista residents take pride in their close-knit community, characterized by active civic associations and a strong neighborhood identity. The area is known for its walkability, tree-lined streets, and a blend of historic row houses and modern developments. Offering a culinary adventure, Bella Vista features numerous restaurants, cafes, and bakeries, from traditional Italian trattorias to Vietnamese pho spots and trendy cafes. The neighborhood’s lively atmosphere is enhanced by various food and cultural festivals throughout the year, making it a desirable place to live and visit in Philadelphia.



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South Street

Long known as the edgiest street in Philadelphia, South Street is a melting pot of groups and cultures. Residents and visitors, teenagers and adults, preppies and punk rockers, artists and attorneys all mix seamlessly together on the storied boulevard. Shoppers searching for a statement-making look, visitors hungry for a real Philly cheesesteak and music lovers who want to catch an up-and-coming band all head to South Street. Ethnically diverse restaurants, bars that keep the party going long after dessert and galleries and performance spaces help make South Street



the place where everyone meets. Over the past decade, the development of South Street's east side has spread west of Broad Street, but the traditional definition of the district (depending on who you ask) spans up to 14 blocks: Front Street all the way up to Broad Street.

-visitphilly

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