

MIXED-USE PROPERTY FOR SALE IN QUEEN VILLAGE



616 S 6TH ST  
PHILADELPHIA  
19147



1601 WALNUT ST, PHILADELPHIA, PA 19102 215.413.4900 ■ [www.mpnrealty.com](http://www.mpnrealty.com)

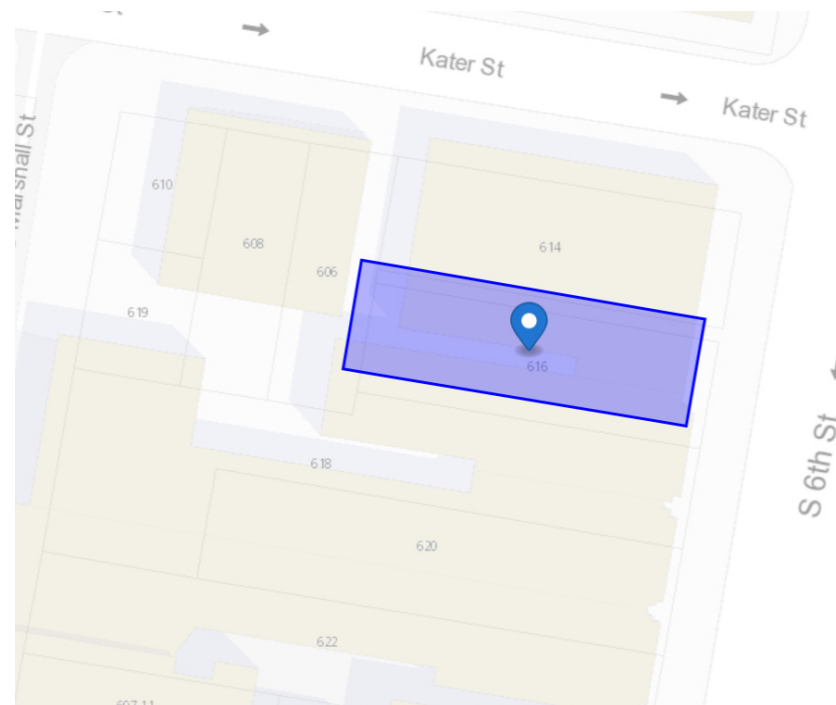
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# 616 S 6TH STREET

Queen Village, Philadelphia 19147

## The Opportunity

MPN Realty Inc. is pleased to present 616 S 6th Street, Philadelphia, PA 19147—a meticulously maintained mixed-use building zoned CMX-2. This prime property features a ground floor retail space currently leased to a women's clothing store, generating over \$1,500 monthly. The commercial space is approximately 800 SF with a lease that expires 4/30/2025 and is under market rent. The second and third floors of the building feature a modern, vacant 2-bedroom, 1.5-bath apartment listed at \$2,300+ per month. Situated in the vibrant Queen Village neighborhood across from a former church that has been converted into a luxury apartment complex with parking and popular dining spots like Redcrest Kitchen, Bistro La Minette, and Federal Donuts. This building offers an exceptional investment opportunity with significant rental income potential and would work well for an owner occupant.



**WHIT GARRETT** ASSOCIATE BROKER 267.238.1724 ■ [wgarrett@mpnrealty.com](mailto:wgarrett@mpnrealty.com)

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## Property Overview

PROPERTY OVERVIEW	
Price	\$659,900
Year Built	1905
Unit Mix	(1) 2 Bedroom 1.5 Bath Bi-Level (1) Commercial
Lot Size	16'X53'
Lot Area	848 SF
Total Building Area	2,112 SF
Real Estate Tax Assessment 2024	\$355,800
Real Estate Tax 2024	\$4,980
Surface Parking	Street
Frontage	16' on S 6th Street
Site Shape	Rectangle
Zoning	CMX-2
Exterior	Brick
Flooring	Hardwood
HVAC	Central A/C and Forced Hot Air

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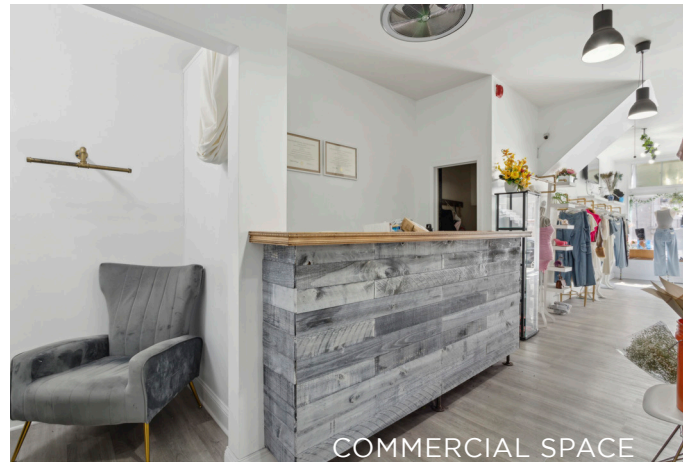
Queen Village, Philadelphia 19147



## Property Photos



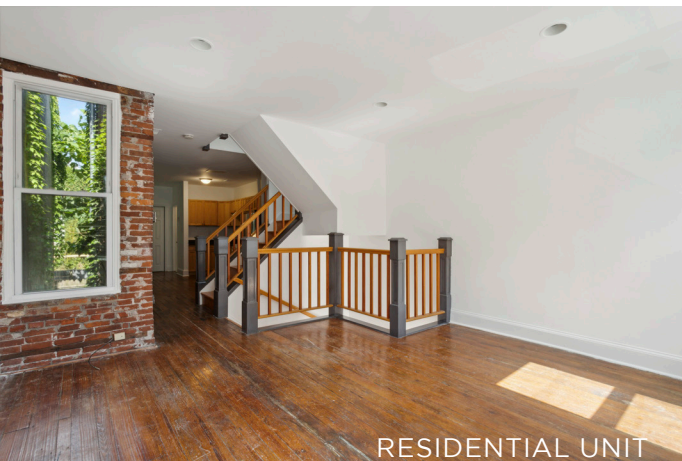
COMMERCIAL SPACE



COMMERCIAL SPACE



BASEMENT



RESIDENTIAL UNIT



RESIDENTIAL UNIT



RESIDENTIAL UNIT

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## Property Photos - Residential Units



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## Retail Map



Walk Score

Walk Score  
**99**

Walker's Paradise

Transit Score  
**95**

Biker's Paradise

Bike Score  
**85**

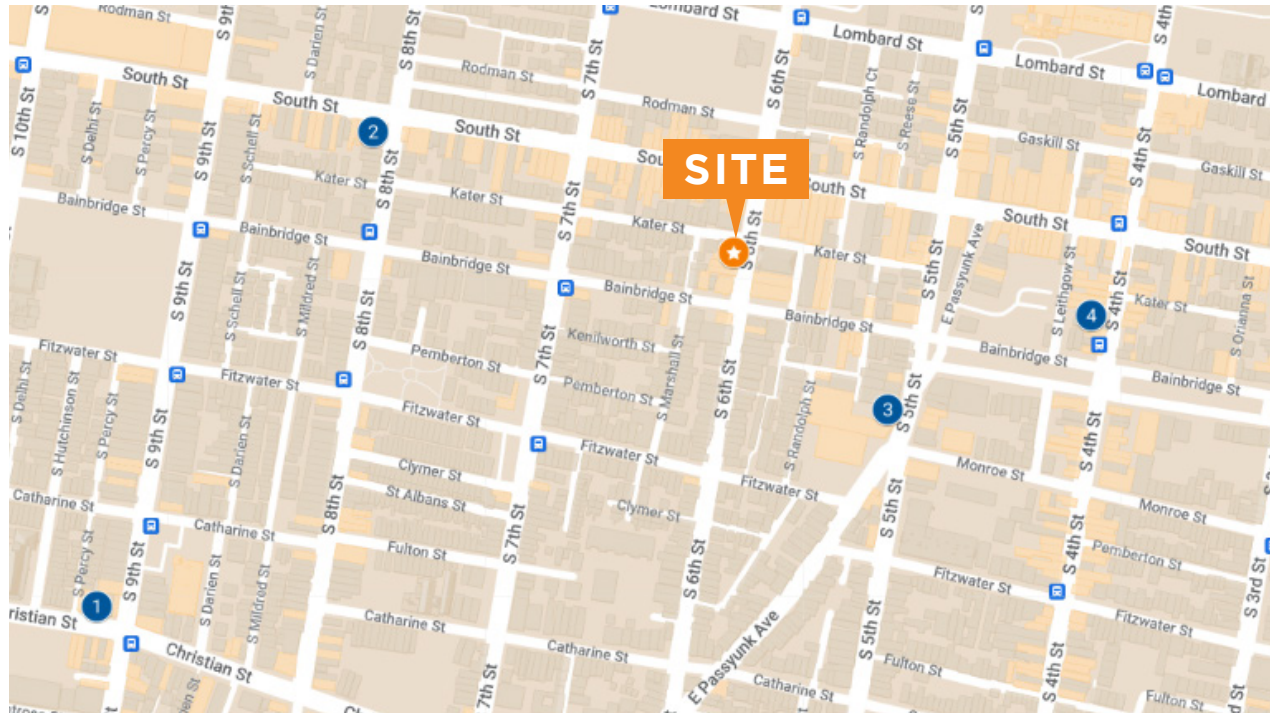
Very Bikeable

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## Commercial Lease Comps



	ADDRESS	PPSF
★	616 S 6th Street	\$1.88
1	909 Christian Street	\$3.33
2	802 South Street	\$1.94
3	720 S 5th Street	\$2.06
4	622-24 South Street	\$4.00

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Zoning: CMX-2

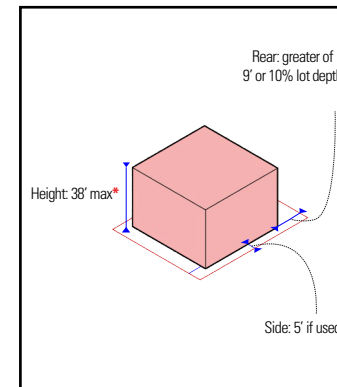
## CMX COMMERCIAL MIXED-USE

### 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



### 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

* 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

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## 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.

-visitphilly

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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.

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