

VOTED
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BAR IN 2024
BY PHILADELPHIA
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POLL

MSC

PHILADELPHIA, PA

150

SOUTH STREET

TURN-KEY OPERATING BAR AND RESTAURANT FOR SALE

CONFIDENTIALITY & CONDITIONS

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 430 South Street, Philadelphia, PA 19147 (the "Property").

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or MSC Retail, Inc.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

All zoning information, including but not limited to, use and buildable footage must be independently verified.

430 SOUTH STREET



PROPERTY DETAILS

- ▶ Turn-key operating bar and restaurant for sale, including real estate, fixtures & equipment and liquor license
- ▶ Rare opportunity to own a corner property on South Street, a vibrant destination for retail, restaurants and nightlife
- ▶ Property includes 15 seat bar with 20 taps, 32 high top seats, and kitchen with 15' hood; abundant storage in basement and upper floors
- ▶ New owner can add value by fixing egress to re-activate second floor bar and performance area
- ▶ Significant capital improvements completed in 2020 include replacement of HVAC systems, most FF&E, flooring, lighting, AV system and POS system

JOIN NEIGHBORING TENANTS



DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

219,195

EST. MEDIAN HH INCOME

\$107,674

EST. EMPLOYEES

225,836

EST. MEDIAN AGE

35.6

PROPERTY DETAILS

PARCEL NUMBER:	882637500	GROUND FLOOR:	Bar with 15 seats and 20 taps High top tables with 32 seats Kitchen with 15' hood and free standing refrigeration Men's restroom Women's restroom
MUNICIPALITY:	City of Philadelphia	SECOND FLOOR:	Men's restroom Women's restroom Liquor storage Office Storage *Former bar and performance area *Approval by License & Inspection required to reactivate
REAL ESTATE TAXES:	\$14,025 (2025)	THIRD FLOOR	Raw space/storage
NEIGHBORHOOD:	Society Hill/Queen Village	BASEMENT:	Two cold boxes Free standing refrigeration Storage Bilco doors
ZONING:	CMX-3		
BUILDING TYPE:	Restaurant/Retail		
AGE:	Built 1900; Renovated 2020		
CONSTRUCTION:	Masonry over wood frame		
IMPROVEMENT:	4,050 SF excluding basement		
LAND:	1,670 SF		
FLOORS:	Three, plus basement		
HVAC:	Three 5-ton units (estimated)		
GAS:	Two" service (estimated)		
ELECTRIC:	200 amp service; one 200 amp panel, two 100-amp panels		
ROOF:	Bitumen, installed 2012		
ALARMS:	Security and fire, hardwired		

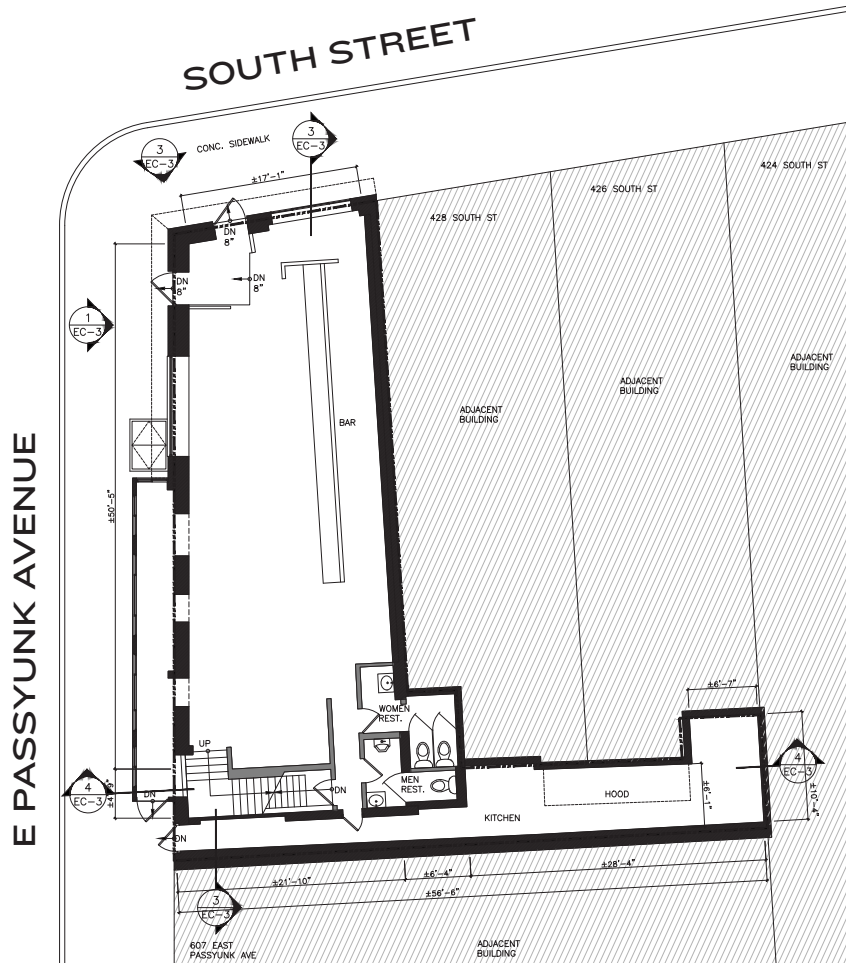
PHOTOS



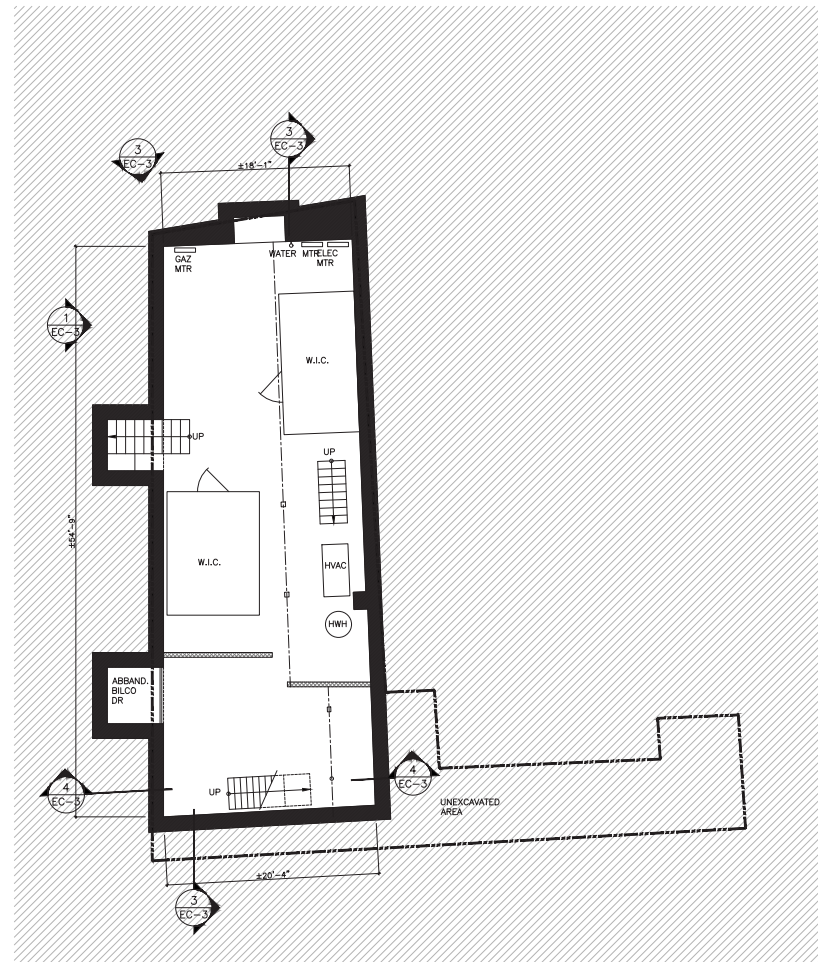
PHOTOS



FIRST FLOOR & BASEMENT PLANS

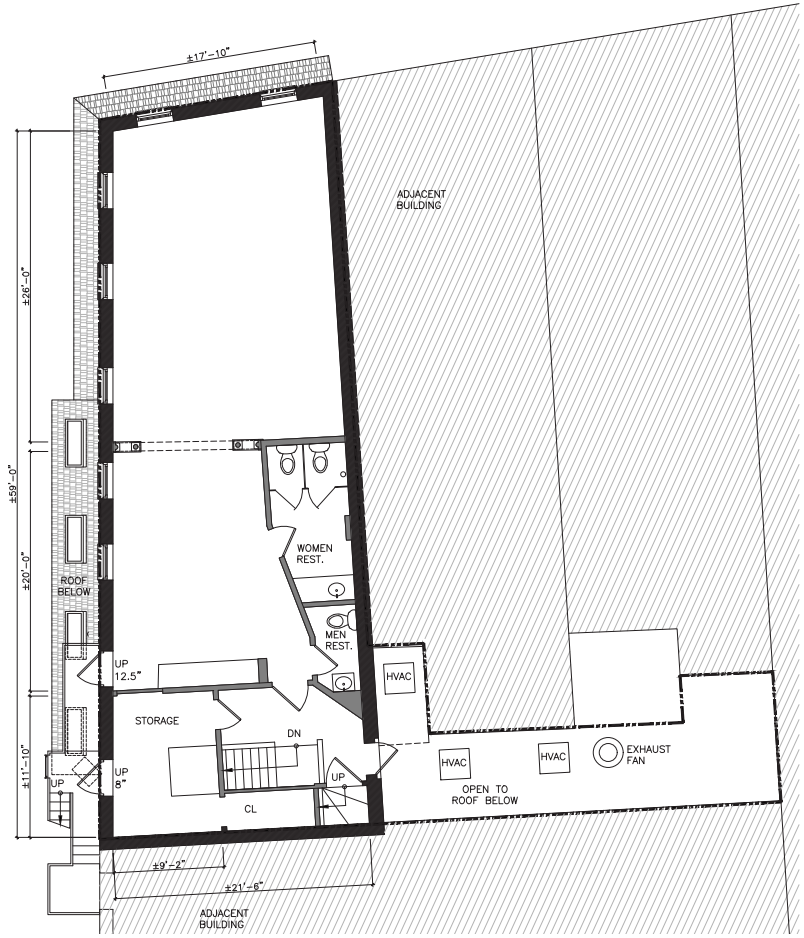


FIRST FLOOR

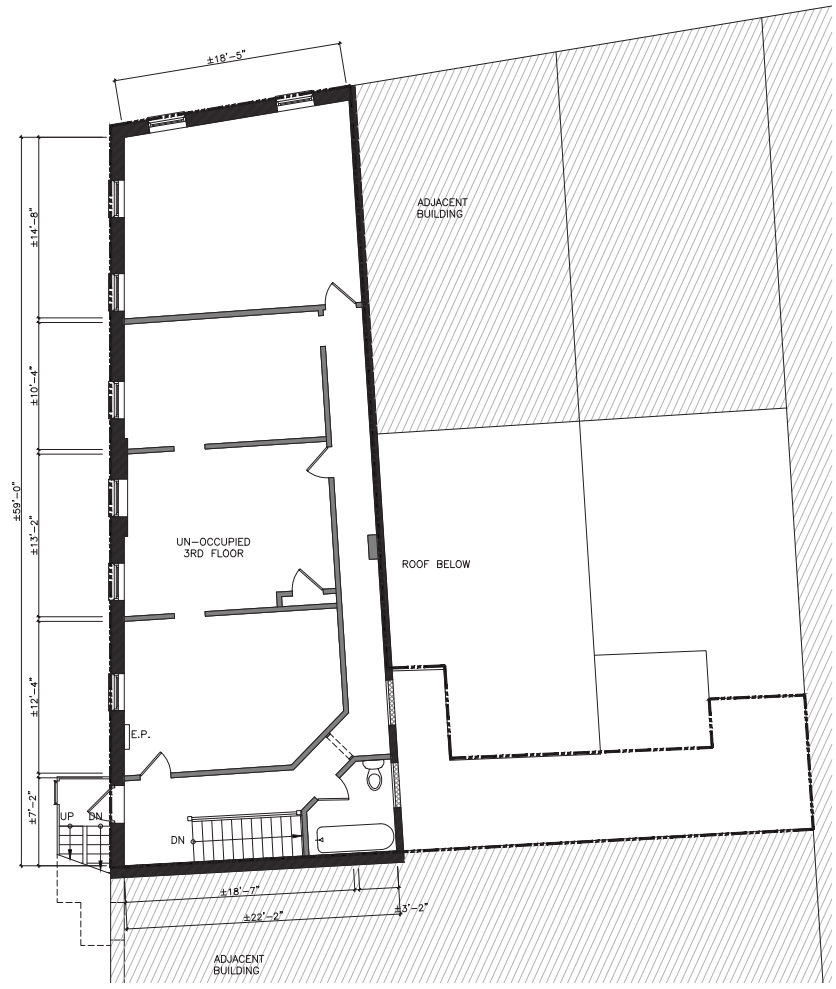


BASEMENT

SECOND & THIRD FLOOR PLANS

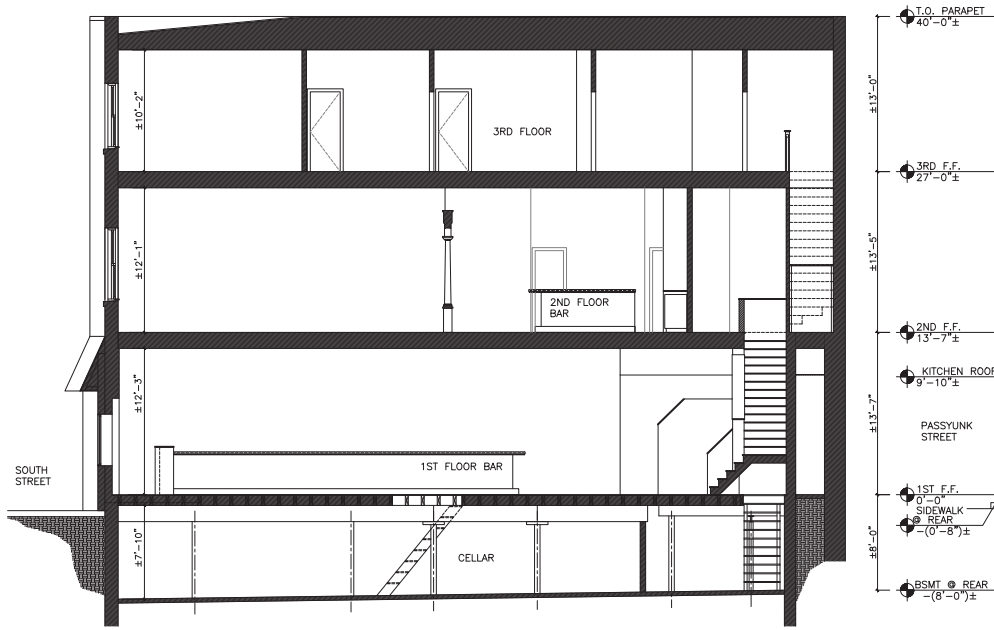


SECOND FLOOR

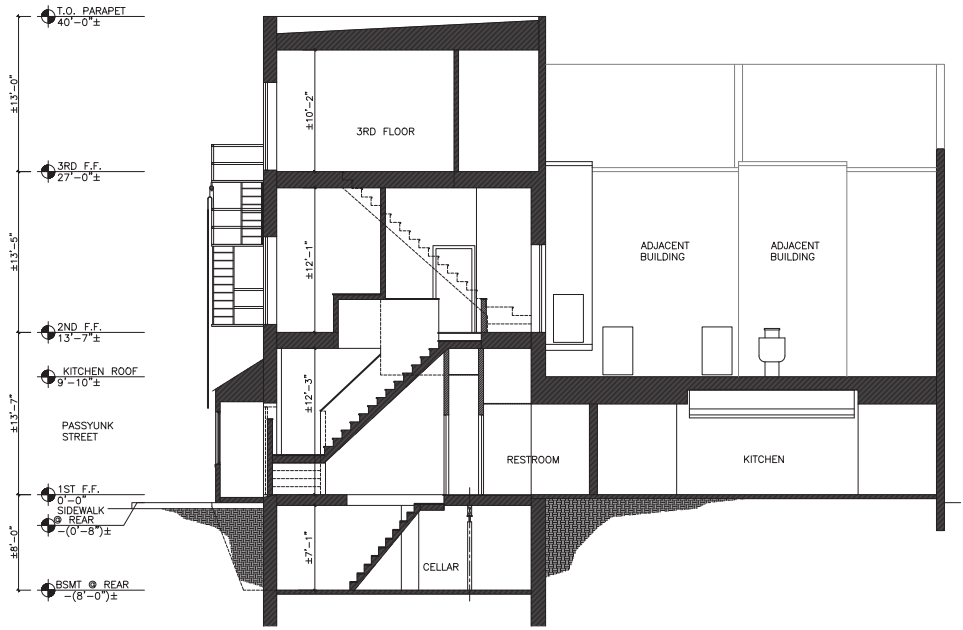


THIRD FLOOR

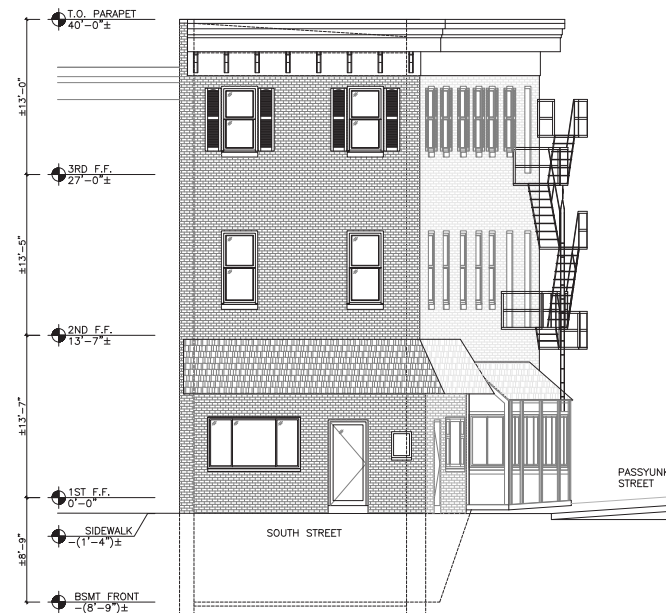
ELEVATIONS & CROSS SECTIONS



3 EXISTING LONGITUDINAL SECTION
1/2" = 1'-0"



4 EXISTING CROSS SECTION
1/2" = 1'-0"



AERIAL





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