

WIDEST RETAIL PRESENCE ON MAIN STREET AVAILABLE FOR SALE

4113-25 MAIN STREET Manayunk 19127



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

4113-25 MAIN STREET Manayunk, Philadelphia 19127



Introduction

MPN Realty, Inc. is proud to present the exclusive sale of 4113-25 Main Street. The property features an impressive 112 feet of prime frontage and retail space ceilings of approximately 20 feet. The commercial tenant is currently on a month-to-month lease. Market rate for this type of retail space is \$30-35 per sqft + NNN. Upstairs are four beautiful, bi-level residential apartments with large windows, 10' ceiling heights and private decks overlooking Main Street. The apartments are accessed off Station Street. The building is seven parcels wide and the commercial space can be divided. Ownership self manages the property and has kept rents below market.

PROPERTY OVERVIEW	
Price	\$3,950,000
Address	4113-4125 Main Street (AKA 4121 Main Street)
Year Built <small>(City of Philadelphia)</small>	2006
Unit Mix	(1) Commercial (4) Residential: (1) 1BD/1BA (1) 2BD/2BA (2) 3BD/2BA; all residential units are bi-level
Lot Size <small>(City of Philadelphia)</small>	112' x 70'
Street Frontage	112' on Main St 112' on Station St
Lot Area <small>(City of Philadelphia)</small>	7,840 SF
Building Area <small>(City of Philadelphia)</small>	15,040 SF
Retail Space Area	7,840 SF
RE Tax Assesment 2025	\$2,250,300
RE Tax 2025	\$31,500
Zoning	RM-1
Exterior	Brick
Ceiling Heights	20' in Retail Space, 10' in Residential Units
Laundry	Washer + Dryer in each unit
Domestic Hot Water	Gas
Utilities	Separately metered
Heating	Gas forced hot air
Air Conditioning	Central A/C
Entrance	Residential entrance off of Station Street
Fire Protection	Fully sprinklered
Laundry	Washer + Dryer in each unit

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **STEVEN CLOFINE** 267.546.1755 ■ sclofine@mpnrealty.com **CHRISTOPHER CIMINO** 267.546.1731 ■ ccimino@mpnrealty.com

Operating Statement

INCOME	
Residential Income	\$105,120
Commercial Income* (at \$30 PSF)	\$235,200
Commercial Reimbursements **	\$39,345
Utilities Reimbursements ***	\$6,527
Gross Potential Income	\$386,192
Vacancy @ 3%	(\$11,586)
Effective Gross Income	\$374,606
EXPENSES	
Real Estate Tax 2025	\$31,500
Use & Occupancy Tax	\$13,303
Insurance	\$10,456
Flood Insurance	\$4,013
SSD Tax	\$3,419
Managment @ 5%	\$18,730
Licenses & Permits (\$63/Unit)	\$252
Cleaning	\$842
Fire Prevention	\$1,455
Exterminator	\$1,635
Utilities	\$12,867
Trash	\$550
Repairs & Maintenance 2024	\$7,239
Security	\$610
Total Expenses	(\$106,871)
NOI	\$267,735

Retail Tenant Reimbursements

TENANT'S 52.73% PRO-RATA SHARE OF 2025 INSURANCE, REAL ESTATE TAX, SPECIAL SERVICE DISTRICT TAX, AND 100% OF USE & OCCUPANCY TAX				
	BUILDING	PRORATED ANNUALLY	PRORATED MONTHLY	TENANT PRO-RATA SHARE
Real Estate Tax	\$31,499	\$16,609	\$1,384	52.73%
Special Service District Tax	\$3,418	\$1,802	\$150	52.73%
Use & Occupancy Tax	\$13,303	\$13,303	\$1,089	100%
Insurance	\$14,469	\$7,629	\$635	52.73%
TOTAL ADDITIONAL RENTS		\$39,345	\$3,259	

* Market rents are \$30-35 PSF

** Market passthroughs on NNN is 52.73%

*** Per Residential Leases

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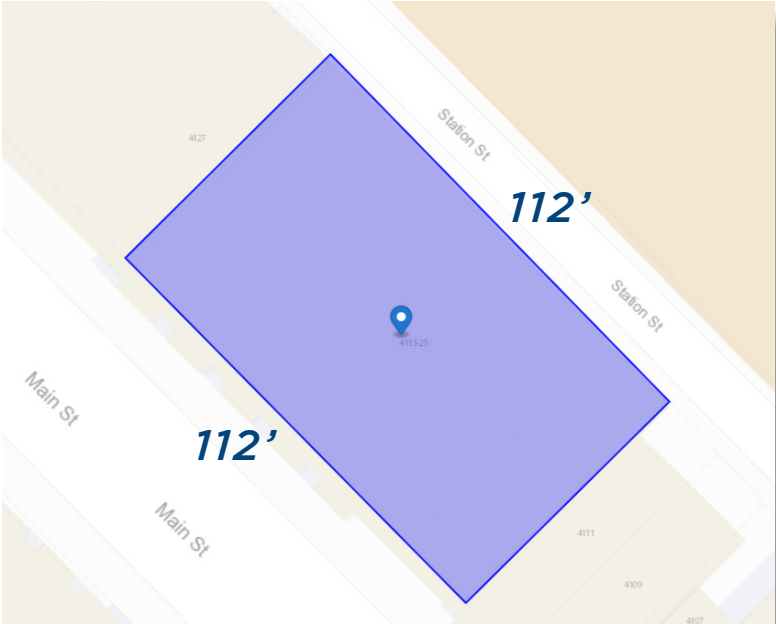


Rent Roll

UNIT	UNIT TYPE	RENT	LEASE EXPIRATION
COMMERCIAL	Retail	\$19,600*	Month to Month
UNIT A	3BD/2BA	\$2,275	5/31/25
UNIT B	1BD/1BA	\$2,000	7/31/25
UNIT C	2BD/2BA	\$2,250	7/31/25
UNIT D	3BD/2BA	\$2,350	12/31/25
Total Monthly		\$28,475	
Total Annual		\$341,700	

** Projected rents are \$30-\$35 PSF + NNN

RESPONSIBILITY FOR UTILITIES	
Electric	TENANT
Heating/Air Conditioning	TENANT
Water and Sewer	LANDLORD* TENANT REIMBURSED
Domestic Hot Water	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 when lease is renewed

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Property Photos - Commerical Space

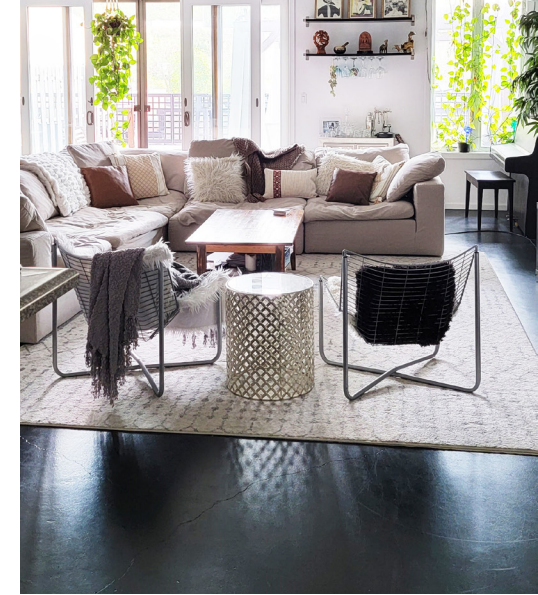


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Property Photos - Residential

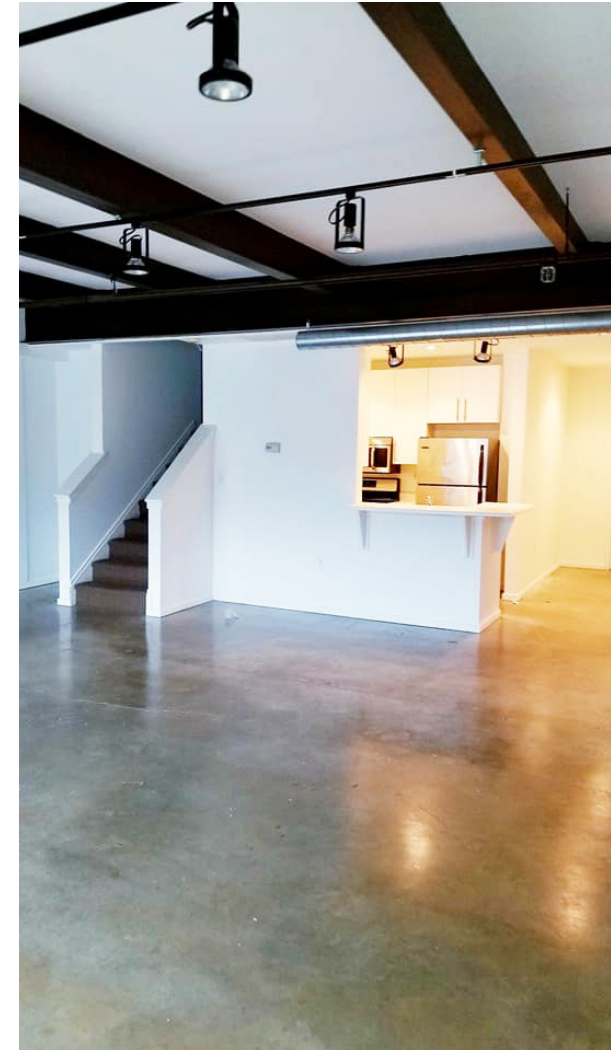


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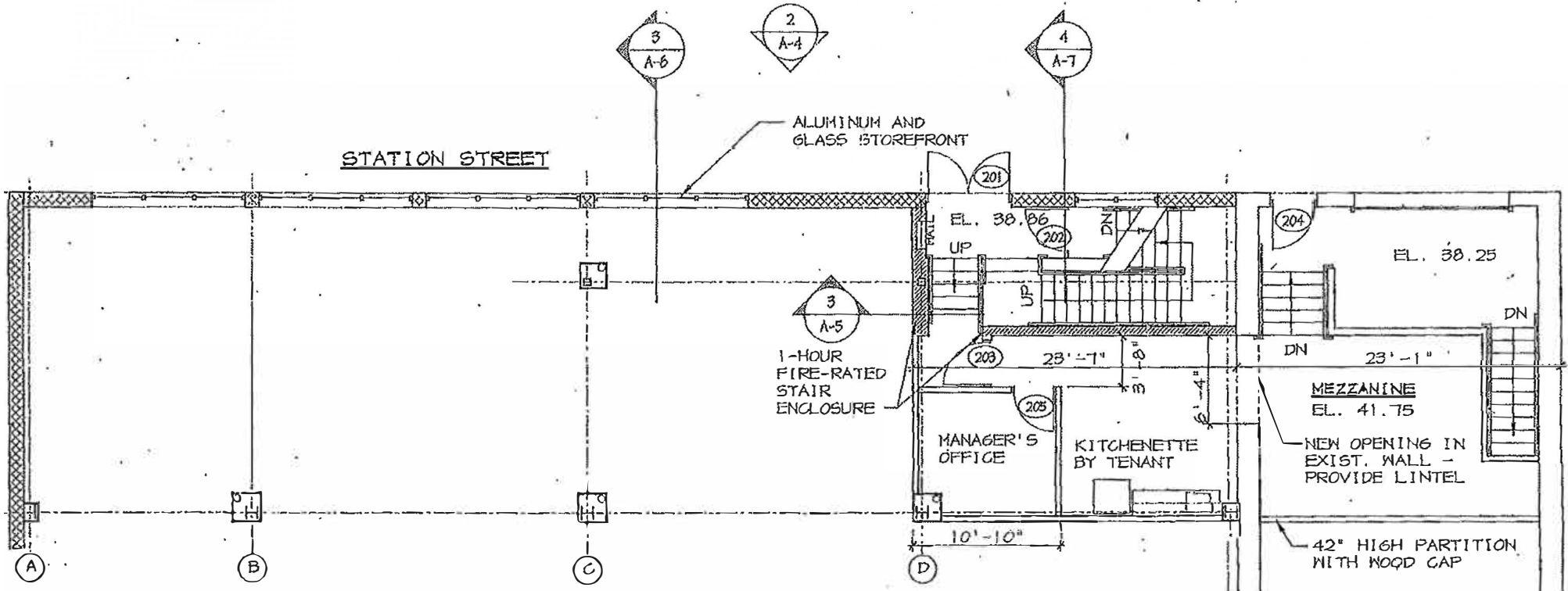
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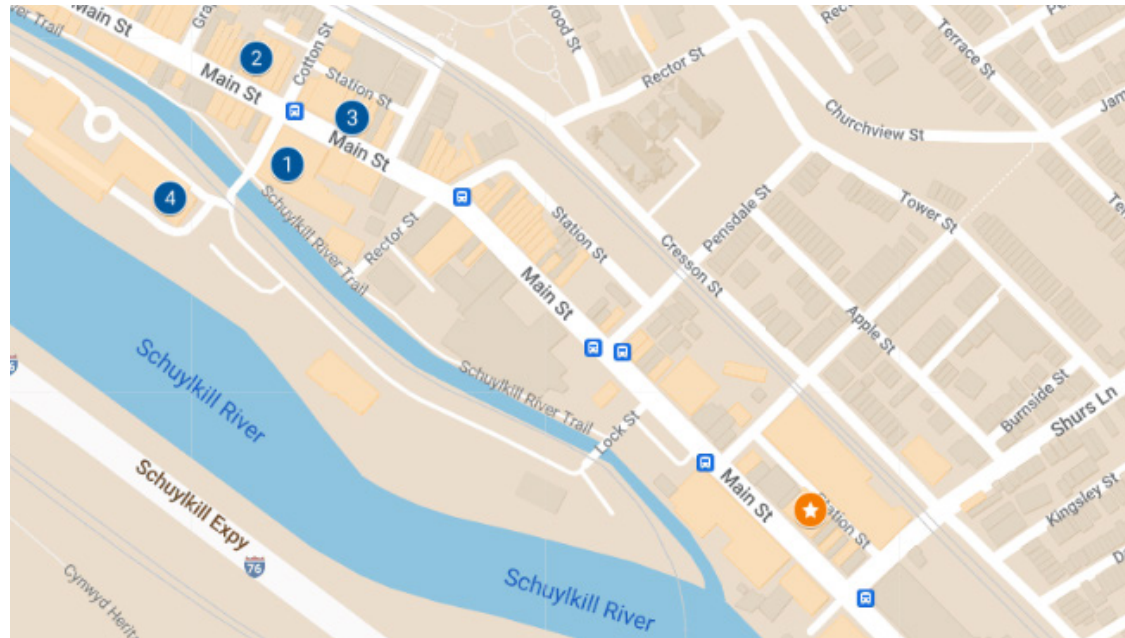
Floor Plan - Mezzanine



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Rent Comparables



	ADDRESS	UNIT TYPE	MO. RENT
★	4113-25 MAIN ST	3BD/2BA	\$2,185
1	4312 MAIN ST	2BD/2BA	\$2,200
2	4327 MAIN ST	3BD/2BA	\$2,700
3	4309 MAIN ST	2BD/2BA	\$2,225
4	1 COTTON ST	2BD/2BA	\$3,162

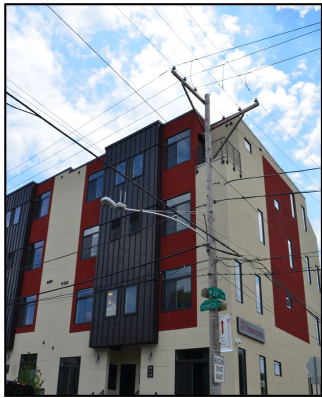
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Zoning: RM-1

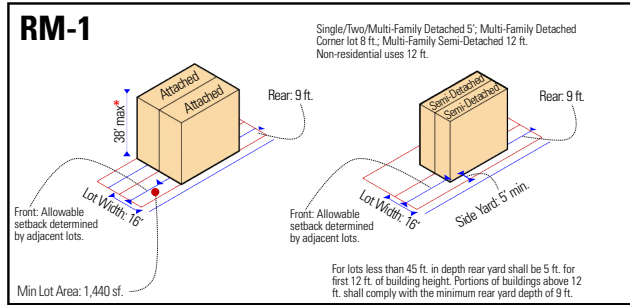
RM RESIDENTIAL MULTI-FAMILY

RM-1

Table 14-701-2: Dimensional Standards for Higher Density Residential Districts



Min. Lot Width	16 ft.
Min. Lot Area	1,440 sq. ft. [1]
Max. Occupied Area	Intermediate 75%; Corner 80% [2]
Min. Front Setback	Based on adjacent [5,6]
Min. Side Yard Width [8]	5' to 12' based on number of families (see diagram)
Min. Rear Yard Depth	9 ft. [9]
Max. Height / FAR (Floor Area Ratio)	38 ft. [5] *
Dwelling Unit Density	A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.



* Zoning Bonus Summary		RM-1 Housing Unit Bonus
Mixed Income Housing (\$14-702(7))	Moderate Income	25% increase in units permitted
	Low Income	50% increase in units permitted
Green Roof (\$14-702(16))		25% increase in units permitted
For bonus restrictions in select geographic areas, see page 49 .		

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Manayunk Flood Zone Information



4113-25 Main Street, Philadelphia, PA 19127 is located in a Special Flood Hazard Area known as Zone AE of the F.E.M.A. flood zone map 4207570089G for Philadelphia, PA.

ZONE AE areas are where there is a high risk of flooding. In communities participating in the National Flood Insurance Program,(NFIP), homeowners and businesses with federally backed mortgages must purchase flood insurance.

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.

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.

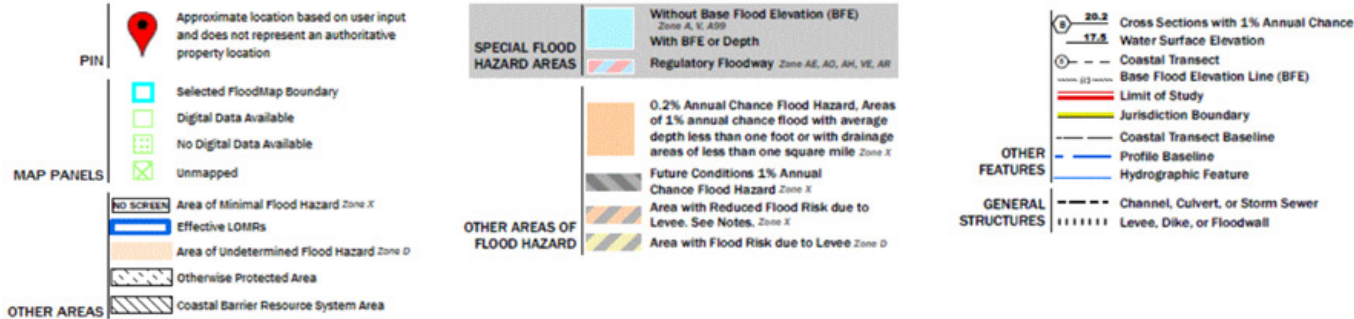
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Manayunk Flood Zone Information



USGS, USDA, The National Map: Orthoimagery. September 12, 2024.

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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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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.

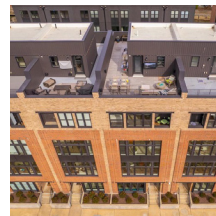
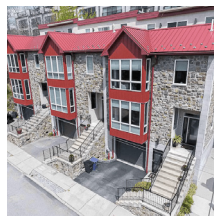
A FEAST OF GLOBAL FLAVORS

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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