

5928-30 MASTER STREET

CARROLL PARK, PHILADELPHIA 19151

FOR SALE

TURNKEY 5,000+ SF CORNER PROPERTY



ABOUT THE PROPERTY

5928-30 MASTER STREET

Turnkey 5,590 SF Building on a Prominent Corner Lot

MPN Realty, Inc. is pleased to present 5928-30 Master Street, a turnkey 5,590 SF institutional building situated on a 3,686 SF corner lot in the Carroll Park neighborhood of West Philadelphia.

OVERVIEW

Recently renovated and owner-occupied by a single tenant for the past decade, the property requires minimal capital investment.

OPPORTUNITY

Zoned RM-1, the building offers flexibility for a range of by-right uses, including single-family and two-family household living, multi-family residential, family child and adult care, community center, religious assembly, adult care, safety services, passive recreation, and community garden or market/community-supported farm. With prominent corner frontage and excellent neighborhood visibility, this is an ideal opportunity for an owner to bring their vision to the next chapter of 5928-30 Master Street.

PROPERTY HIGHLIGHTS

- » 5,590 SF Building
- » 3,686 SF Corner Lot
- » Recently Renovated
- » RM-1 Zoning
- » Turnkey Opportunity
- » Ideal Owner/User



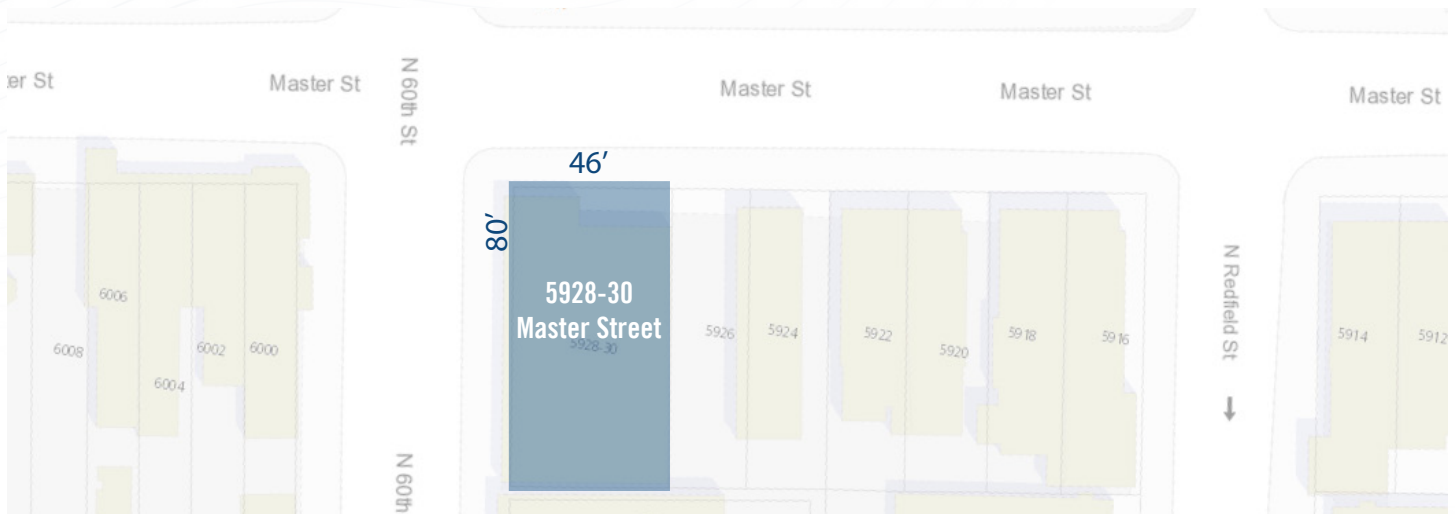
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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without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

PROPERTY OVERVIEW

5928-30 MASTER STREET



PROPERTY OVERVIEW

Price	\$550,000
Year Built	1925
Year Renovated	2020
Number of Buildings	1
Number of Floors	2

CITY RECORDS DATA

Lot Size	46' x 80'
Lot Area	3,686 SF
Total Area of Building	5,590 SF
Real Estate Tax Assessment 2027	\$350,700
Real Estate Tax 2027	\$4,909
Frontage	46' on Master; 80' on N 60th
Lot Dimension	46' x 80'
Site Shape	Rectangle
Zoning	RM-1

STRUCTURE

Foundation	Stone/Masonry
Exterior	Brick
Roofing	Flat

UTILITIES

HVAC	Central Air and Heating
Kitchens	Common Area Kitchen Located in the Basement
Bathrooms	4
Flooring	Carpet, LVT, Stone Tile
Fire Protection	Smoke and Alarm System

PROPERTY PHOTOS

5928-30 MASTER STREET



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PROPERTY PHOTOS

5928-30 MASTER STREET



RM RESIDENTIAL MULTI-FAMILY

RM-1

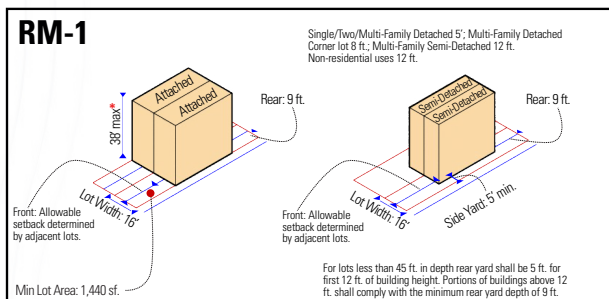
Table 14-701-2: Dimensional Standards for Higher Density Residential Districts



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.

Table Notes:

- [1] In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that:
 - a. At least seventy-five percent (75%) of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and
 - b. Each of the lots created meets the minimum lot width requirement of the zoning district.
- [2] In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- [5] If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facade and the front lot line described in § 14-701(2)(b)[6] below; except this requirement shall not apply to corner lots.
- [6] In the RM-1 district, front facades shall comply with the following:
 - a. On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line.
 - b. On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line shall be zero.
 - c. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(4) (Primary Frontage) shall be subject to the front facade requirements of (a) and (b) above.
- [8] Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [9] In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 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 .		

INTENT: Moderate- to high-density, multi-unit residential buildings

Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RM-1	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-Family	Y	
Two-Family	Y[1]	
Multi-Family	Y[1]	
Group Living (except as noted below)	S	
Personal Care Home	S	14-603 (11)
Single-Room Residence	S	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	S[2]	14-603 (5)
Child Care Center	N	14-603 (5)
Community Center	Y	
Educational Facilities	S[2]	
Fraternal Organization	S[2]	
Hospital	S[2]	
Libraries and Cultural Exhibits	S[2]	
Religious Assembly	Y[2]	
Safety Services	Y[2]	
Transit Station	Y[2]	
Utilities and Services, Basic	S[2]	
Wireless Service Facility	S	14-603 (16) (17)
OFFICE USE CATEGORY		
Business and Professional	N	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	N	
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	N	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	N	
Food, Beverages, and Groceries	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	
Wearing Apparel and Accessories	N	
COMMERCIAL SERVICES USE CATEGORY		
Business Support	N	
Eating and Drinking Establishment (except as noted below)	N	14-603 (6)
Smoking Lounge	N	
Personal Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

See [page 48](#) for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

ABOUT THE NEIGHBORHOOD

5928-30 MASTER STREET

Tucked into the heart of West Philadelphia, Carroll Park is the kind of neighborhood that earns its own banners — “Where our neighbors become friends” — and then lives up to them. Anchored by the leafy public square that gives the area its name, this is a place built for front-porch afternoons, sidewalk hellos, and the easy rhythm of a community that has known itself for generations.

The neighborhood took shape in the early 1900s, when brickmaker and developer Eugene Carroll laid out block after block of sturdy rowhomes and twins around a central green. That green still holds court between North 58th and 59th Streets: a full square block of shaded lawns, radiating walkways, and a fountain at its center, canopied by mature trees that have watched the neighborhood grow up around them.

Handsome early-20th-century architecture, deep roots, and proud, long-tenured ownership give Carroll Park a settled, unhurried charm — West Philly living without the buzz of flashier corners nearby. The 10 and 15 trolleys glide along its edges, and Center City sits just across the Schuylkill, close enough for work or a night out, far enough to keep the porch swings creaking in peace.

