

2427-35 W YORK ST

LOWER NORTH PHILADELPHIA, 19132



65,000 SF INDUSTRIAL BUILDING ON 1.15 ACRE LOT

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About the Property

MPN Realty, Inc., is proud to present the exclusive sale of 2427-35 W York Street, a 64,455 SF industrial property located in the Strawberry Mansion neighborhood of Philadelphia. This two-story building sits on a 1.15 Acre lot with 7 bay doors, 7 loading docks, basement and sub-basement and a +/- 9,000 SF grass lot. The property is currently vacant and the ICMX zoning offers a wide range of uses. Situated in rapidly developing area with close proximity to Fairmount Park and Center City, Strawberry Mansion continues to see increased investor interest driven by strong rental demand and neighborhood growth.

Property Overview

| | |
|-------------------------|--|
| Price | \$1,300,000 |
| Year Built | 1925 |
| Number of Buildings | One (1) |
| Number of Floors | Two (2) plus Mezzanine and Basement |
| Lot Size* | 220' x 227' |
| Lot Area* | 49,994 SF |
| Total Area of Building* | 64,455 SF |
| RE Tax Assesment 2026* | \$1,482,500 |
| RE Tax 2026* | \$20,752 |
| Street Parking | Can Turn Grass Lot into Surface Parking |
| Zoning | ICMX |
| Celing Height | Up to 18' Ceilings |
| Loading | Seven (7) Bays Door, Six (6) Loading Docks |
| Foundation | Concrete Block |
| Exterior | Brick |
| Roofing | Flat Tar |
| Electric | Fitted for 3-Phase |
| Flooring | Concrete |
| Elevator | One (1) Freight Elevator |

*Per city of Philadelphia

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Property Photos



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Aerial View



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Zoning

ICMX

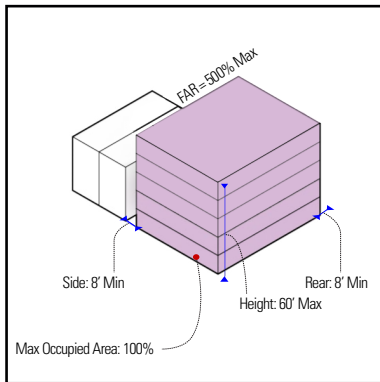
Table 14-701-4: Dimensional Standards for Industrial Districts



| | |
|-----------------------|-----------|
| Max. Occupied Area | 100% |
| Min. Front Yard Depth | 0 ft. [3] |
| Min. Side Yard Width | 8 ft. [3] |
| Min. Rear Yard Depth | 8 ft. [3] |
| Max. Height | 60 ft. |
| Max. Floor Area Ratio | 500% |

Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



Zoning

Table 14-602-3: Uses Allowed in Industrial 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 | ICMX | USE SPECIFIC STANDARDS |
|--|------|------------------------|
| RESIDENTIAL USE CATEGORY | | |
| Household Living (as noted below) | | |
| Multi-family | N | |
| Caretaker Quarters | Y | |
| Group Living | N | 14-603 (11) |
| PARKS AND OPEN SPACES USE CATEGORY | | |
| Passive Recreation | Y | |
| Active Recreation | Y | |
| PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY | | |
| Adult Care | Y | |
| Child Care | Y | 14-603 (5) |
| Detention and Correctional Facilities | S | 14-603 (13) |
| Educational Facilities | Y | |
| Fraternal Organization | Y | |
| Libraries and Cultural Exhibits | Y | |
| Re-Entry Facility | S | 14-603 (12) |
| Religious Assembly | Y | |
| Safety Services | Y | |
| Transit Station | Y | |
| Utilities and Services, Basic | Y | |
| Utilities and Services, Major | N | |
| Wireless Service Facility | Y | 14-603 (16)(17) |
| OFFICE USE CATEGORY | | |
| Business and Professional | Y | |
| Medical, Dental, Health Practitioner (as noted below) | | |
| Sole Practitioner | Y | |
| Group Practitioner | Y | |
| Government | Y | |
| RETAIL SALES USE CATEGORY [4] | | |
| Adult-Oriented Merchandise | S | 14-603 (13) |
| Building Supplies and Equipment | Y | 14-603 (3) |
| Consumer Goods (except as noted below) | Y | |
| Drug Paraphernalia Sales | S | 14-603 (13) |
| Gun Shop | S | 14-603 (13) |
| Food, Beverages, and Groceries | Y | |
| Pets and Pet Supplies | Y | |
| Sundries, Pharmaceuticals, and Convenience Sales | Y | |
| Wearing Apparel and Accessories | Y | |

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

| Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited | ICMX | USE SPECIFIC STANDARDS |
|--|------|------------------------|
| COMMERCIAL SERVICES USE CATEGORY | | |
| Adult-Oriented Service | S | 14-603 (13) |
| Animal Services (except as noted below) | Y | |
| Boarding and Other Services | N | 14-603 (14) |
| Assembly and Entertainment (except as noted below) | Y | 14-603 (18) |
| Casino | N | |
| Building Services | Y | |
| Business Support | Y | |
| Eating and Drinking Establishments (as noted below) | Y | |
| Take-Out Restaurant | Y | 14-603 (6) |
| Smoking Lounge | S | 14-603 (19) |
| Financial Services (except as noted below) | Y | |
| Personal Credit Establishment | S | 14-603 (13) |
| Funeral and Mortuary Services | Y | |
| Maintenance & Repair of Consumer Goods | Y | |
| Marina | Y | |
| Parking, Non-Accessory | S | 14-603 (10) |
| Personal Services (except as noted below) | Y | |
| Body Art Service | S | 14-603 (2)(13) |
| Radio, Television, and Recording Services | Y | |
| Visitor Accommodations | N | |
| Commissaries and Catering Services | Y | |
| VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES | | |
| Commercial Vehicle Repair and Maintenance | N | |
| Commercial Vehicle Sales and Rental | S[1] | |
| Personal Vehicle Repair and Maintenance | S[2] | |
| Personal Vehicle Sales and Rental | S[1] | |
| Vehicle Fueling Station | Y | 14-603 (8) |
| Vehicle Equipment and Supplies Sales and Rental | S[1] | |
| Vehicle Paint Finishing Shop | N | |
| WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY | | |
| Equipment and Materials Storage Yards and Buildings | Y | |
| Moving and Storage Facilities | Y | |
| Warehouse | Y | |
| Wholesale Sales and Distribution | Y | |
| Distributor of Malt or Brewed Beverages | Y | 14-603 (1) |
| INDUSTRIAL USE CATEGORY | | |
| Artist Studios and Artisan Industrial | Y | |
| Limited Industrial | Y | |
| General Industrial | N | |
| Intensive Industrial | N | |
| Junk and Salvage Yards and Buildings | N | 14-603 (9) |
| Marine-Related Industrial | N | |
| Medical Marijuana Growing/Processing Facility | N | |
| Mining/Quarrying | N | |
| Research and Development | Y | |
| Trucking and Transportation Terminals | N | |
| URBAN AGRICULTURE USE CATEGORY | | |
| Community Garden | Y | 14-603 (15) |
| Market or Community-Supported Farm | Y | 14-603 (15) |
| Animal Husbandry | Y | 14-603 (15) |
| Horticulture Nurseries and Greenhouses | Y | |

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About The Neighborhood: Strawberry Mansion

Strawberry Mansion in the Northwest area of Philadelphia. Its name is as charming as the story of where it came from; a restaurant that served decadent strawberries and cream back in 1846. Once a predominantly Jewish neighborhood and home to some of the wealthiest Philadelphians, in 2000, Strawberry Mansion had some of the lowest home prices in Philly. Today you will find low and high priced homes mixing in various neighborhood pockets. Close proximity to East Fairmont Park means new construction moving in, and renovations are becoming more popular in this area.

THE MANSION

Historic Strawberry Mansion is celebrated as the largest of the Fairmount Park Historic Houses, and filled with antiques, fine art, and collectible treasures from the eighteenth and nineteenth century.

Formerly known as “Summerville,” the center section of Strawberry Mansion was built in the Federal style in 1789 by renowned abolitionist lawyer, judge, and state legislator William Lewis.

Summerville’s second prominent resident, Judge Joseph Hemphill, added the two expansive Greek Revival wings which create the exterior facade today.

During the period from 1846 to 1867, when farmers renting the mansion served strawberries and cream to the public, Historic Strawberry Mansion received its current name – which was later extended to the adjacent Philadelphia neighborhood of Strawberry Mansion.

— www.visitphilly.com



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