

616 S 6TH ST

QUEEN VILAGE, PHILADELPHIA 19147



FOR SALE

MIXED-USE PROPERTY FOR SALE IN QUEEN VILAGE



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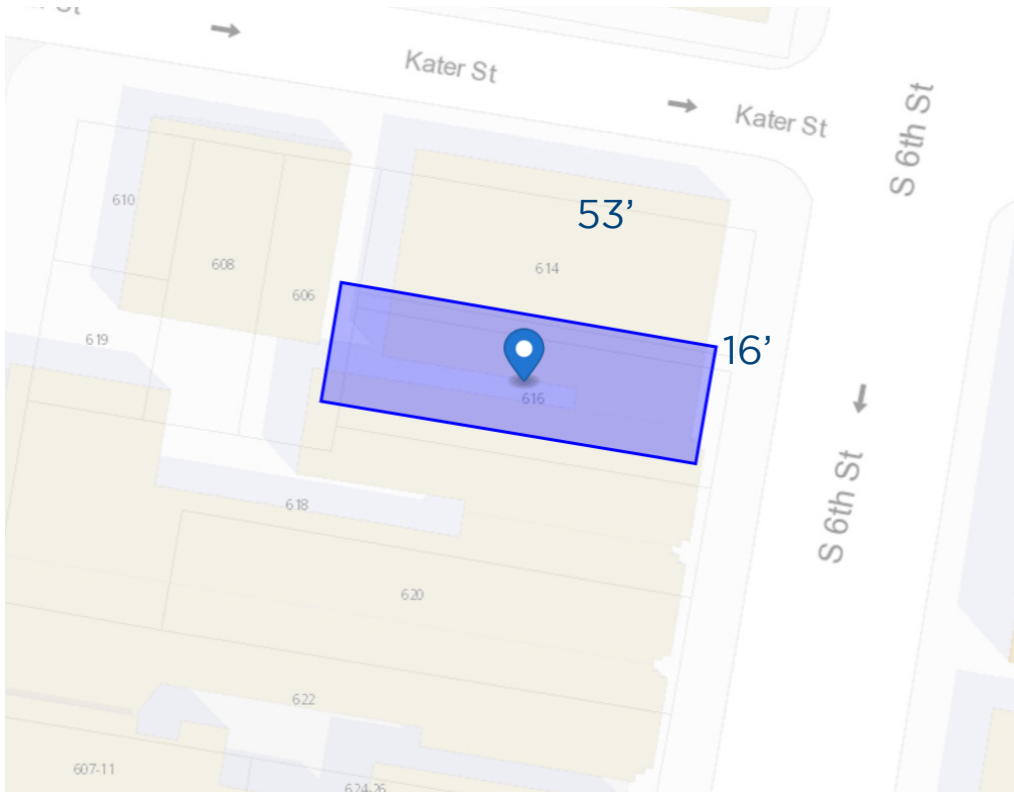
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ABOUT THE PROPERTY

MPN Realty, Inc. is pleased to present the sale of 616 S. 6th St., a meticulously maintained mixed-use building zoned CMX-2 in Queen Village. The property is fully occupied and consists of (1) commercial space and (1) bi-level 2 bed/ 1.5 bath apartment. A new lease was just executed with a Tea Room for the commercial space. All units are self-contained. The property is 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 spots like Redcrest Kitchen, Emmy Squared Pizza, and Saloon Restaurant. This building offers an exceptional turn-key investment opportunity.



Walk Score®

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PROPERTY OVERVIEW

PROPERTY OVERVIEW	
Price	\$550,000
Number of Buildings	One (1)
Number of Floors	Two (2)
Number of Units	One (1) Commercial Space & One (1) Residential Unit
Year Built	1905
UNIT MIX	RENT
Commercial Space	\$1,800
Residential Space	\$2,300
PROPERTY METRICS	
Price Per Unit	\$275,000
Gross Scheduled Rents	\$53,176
Expenses	\$19,676
Net Operating Income	\$33,500
CITY RECORDS DATA	
Gross Building Area	2,112 SF
Tax Parcel Number	871270750
RE Tax Assessment 2026	\$410,700
RE Tax 2026	\$5,790
RE Tax Assessment 2027	\$432,900
RE Tax 2027	\$6,060
Street Frontages	16' on S. 6th St
Lot Dimension	16' x 53'
Lot Area	848 SF
Zoning	CMX-2
STRUCTURE	
Exterior	Brick
Foundation	Stone and Masonry
Framing	Stick
Roof	Flat
UTILITIES	
Electric	Separately Metered, Paid by Tenant
Gas	Separately Metered, Paid by Tenant
Domestic Hot Water	Separately Metered, Paid by Tenant
HVAC	Central Heating & Air
Fire Protection	Hard-wired Smoke and Fire System
Laundry	W/D in Unit

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RENT ROLL & OPERATING STATEMENT

Unit #	Unit Mix	Monthly Rent	Lease Start	Lease Expiration
1	Commercial	\$1,800	7/28/2026	11/30/2029
2	2 Bed/ 1.5 Bath	\$2,300	8/7/2024	8/20/2026
Total		\$4,100		

INCOME	TOTAL
Base Rental Income	\$49,200
RE Reimbursement	\$3,030
Insurance Reimbursement	\$3,745
Vacancy @ 5%	(\$2,799)
Effective Gross Income	\$53,176
EXPENSES	
Real Estate Tax 2027	\$6,060
HHD Tax	\$559
Water/Sewer - Est	\$840
Licenses	\$69
Insurance - 2026	\$7,489
Repairs/Maintenance - Est	\$2,000
Management @ 5%	\$2,659
Total Expenses	(\$19,676)
Net Operating Income	\$33,500

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MPN
MALLIN PANCHELLI NADEL
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PROPERTY PHOTOS - COMMERCIAL UNIT



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PROPERTY PHOTOS - RESIDENTIAL UNIT



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RETAIL MAP



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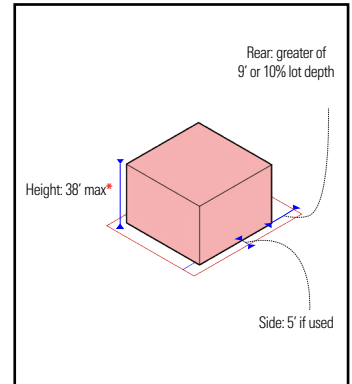
ZONING

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



* 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

For bonus restrictions in select geographic areas, see [page 49](#).

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

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ABOUT THE NEIGHBORHOOD: 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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