

1437-39 SOUTH STREET

CENTER CITY | PHILADELPHIA | 19146

FOR SALE

LARGE MIXED USE BAR/RESTAURANT AND APARTMENT AVAILABLE ON SOUTH STREET

MPN
MALLIN PANCHELLI NADEL
REALTY



ABOUT THE PROPERTY

1437-39 SOUTH STREET

MPN Realty, Inc., is proud to present 1437-39 South Street, an optimally-located property in Center City with an 8,300 SF bar/restaurant space and a 2-bed, 2-bath apartment.

The bar/restaurant is a unique configuration with 7 bars spanning the basement to 3rd floor, a kitchen on the 2nd floor, a backyard, roof deck, and eight bathrooms.

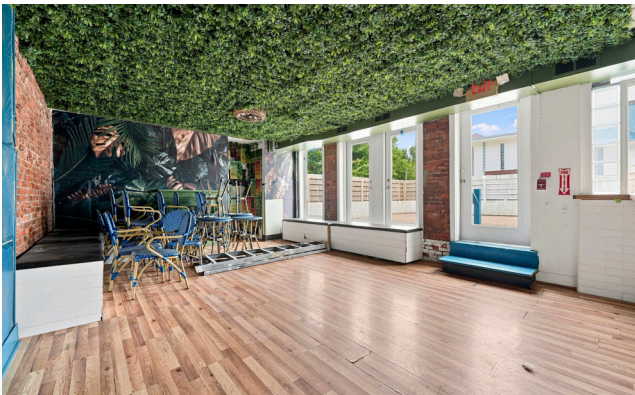
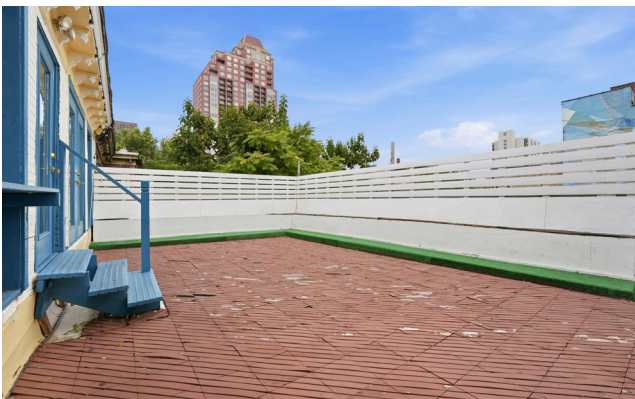
This space operated consistently as different venues for over 20 years and is available for the first time since! This property's generous CMX-4 zoning allows for a huge variety of uses and the building's large size allows for multiple businesses to operate in it simultaneously.

PROPERTY OVERVIEW

Price	Unpriced
Year Built	1869
Year Renovated	2003
Number of Buildings	1
Number of Floors	3
Number of Units	2
Unit Mix	1 Commercial Space, 1 Apartment
Lot Size	38' x 112'
Lot Area	3,931
Total Area of Building	9,210
Real Estate Tax Assessment 2027	\$2,248,000.00
Real Estate Tax 2027	\$31,469.00
Frontage	38 feet on South St, 38 feet on Rodman Street
Site Shape	Rectangular
Zoning	CMX-4
Foundation	Stone
Exterior	Brick
Roofing	Flat
Electric	300 Amps
Domestic Hot Water	Gas
Heating	Central, gas and electric
Air Conditioning	Central and Window Units
Kitchens	1
Bathrooms	11

PROPERTY PHOTOS

1437-39 SOUTH STREET



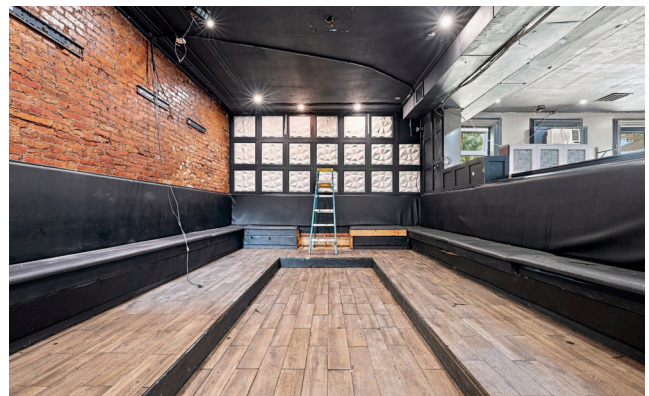
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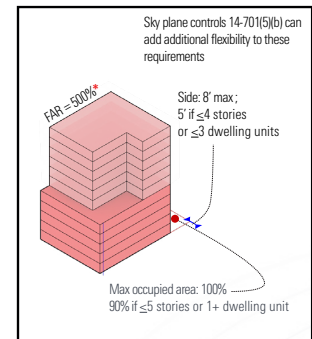
CMX COMMERCIAL MIXED-USE

CMX-4

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%
Min. Side Yard Width	If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5 ft.; Others = 8 ft.
Max. Floor Area Ratio	500%* With additional bonuses



* Zoning Bonus Summary		CMX-4	
		Additional FAR	Additional Height in /CDO
Public Art (§14-702(5))		50%	Up to 12 ft.
Public Space (§14-702(6))		Up to 200%	Up to 48 ft.
Mixed Income Housing (§14-702(7))	Moderate Income	150%	Up to 48 ft.
	Low Income	250%	Up to 60 ft.
Transit Improvements (§14-702(8))		Up to 200%	Up to 72 ft.
Underground Accessory Parking and Loading (§14-702(9))		200%	N/A
Green Building (§14-702(10))		Up to 200%	Up to 36 ft.
Trail (§14-702(11))		N/A	Up to 72 ft.
Street Extension (§14-702(12))		N/A	Up to 72 ft.
Retail Space (§14-702(13))		N/A	Up to 36 ft.
Stormwater Management (§14-702(14))		N/A	Up to 36 ft.
Through-Block Connection (§14-702(15))		N/A	N/A

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

INTENT: Community- and region-serving mixed use development, including retail and service uses

Table 14-602-2: Uses Allowed in Commercial 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	CMX-4	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	N	
Two-family	N	
Multi-family	Y	
Group Living (except as noted below)	Y	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	Y	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	[6]	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

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

NEARBY RETAILERS

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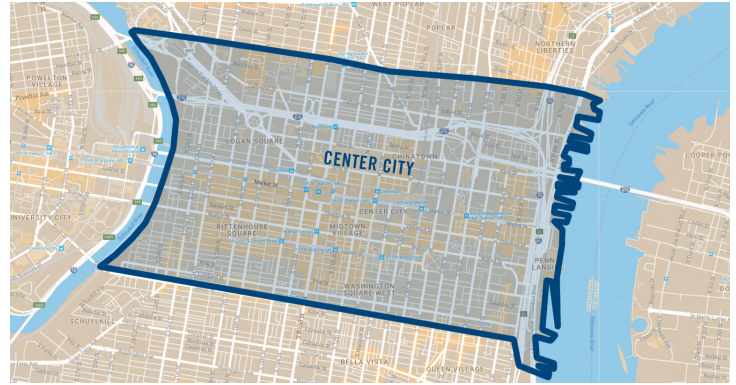
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ABOUT THE NEIGHBORHOOD

1437-39 SOUTH STREET

CENTER CITY is the vibrant heart of Philadelphia, serving as the city's primary business, cultural, and commercial hub. Known for its iconic skyline, historic architecture, and modern high-rise developments, the area blends old and new seamlessly. Landmarks such as Philadelphia City Hall and nearby districts like Rittenhouse Square and Old City contribute to Center City's dynamic and diverse character. The neighborhood features a mix of luxury apartments, office towers, hotels, and cultural institutions, making it a major destination for both residents and visitors.



Center City offers exceptional walkability and access to public transportation, including multiple SEPTA subway, trolley, and regional rail lines, providing convenient connections throughout the region. The area is home to a wide range of restaurants, retail corridors, entertainment venues, and green spaces, creating a lively urban lifestyle day and night. With its strong employment base, thriving arts scene, and central location, Center City continues to be one of the most desirable and influential neighborhoods in Philadelphia for professionals, businesses, and investors alike.



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