

6146-58 LIMEKILN PIKE

OGONTZ, PHILADELPHIA 19141



FOR SALE

±25,667 SF QOZ DEVELOPMENT SITE



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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.

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ABOUT THE PROPERTY

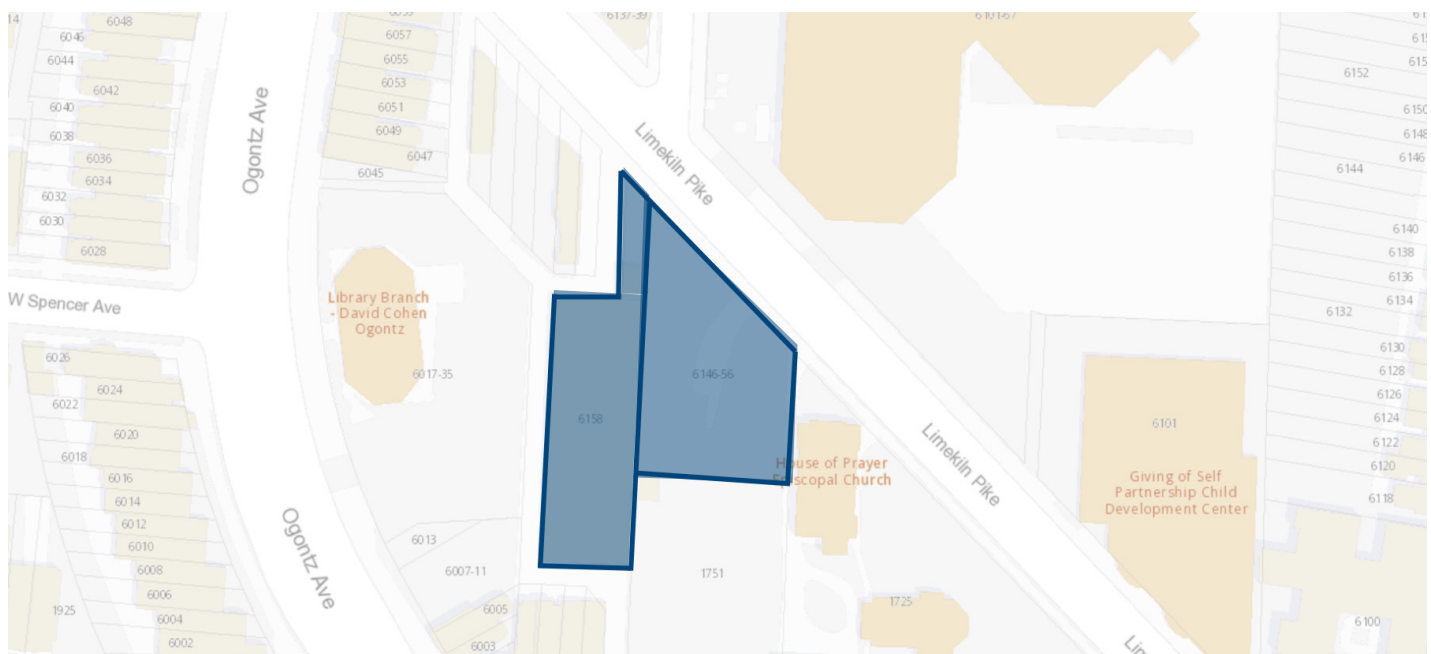
MPN Realty presents a 25,667 SF assemblage for a user or as a development opportunity at 6146-58 Limekiln Pike in Philadelphia's Ogontz neighborhood. The site is comprised of two contiguous parcels totaling $\pm 25,667$ SF of land. The site carries dual zoning — CMX-2 at 6146-56 Limekiln Pike and RM-1 at 6158 Limekiln Pike — permitting commercial, mixed-use, or multifamily residential development under the Philadelphia Zoning Code. Upon consolidation of the parcels, RM-1 would likely become the designated zoning for the entire site if the developer was interested in multi-family construction.

The 6158 Limekiln Pike parcel includes an existing 8,946 SF warehouse structure, offered in as-is condition, with a partial mid-building section no longer intact. The property is well-suited either to a developer pursuing ground-up construction or to an owner-user seeking to reuse or reposition the existing warehouse for their own operations.

The site is positioned along the Ogontz commercial corridor in Northwest Philadelphia, in close proximity to Broad Street and mass transportation, including a few minute walk to SEPTA and the Broad Street Subway.

**Note that Qualified Opportunity Zone status is subject to confirmation and the parameters and locations may change under future federal redesignation cycles that will be effective January 1, 2027.*

Prospective purchasers and investors should independently verify current Opportunity Zone eligibility.



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PROPERTY OVERVIEW

PRICE	\$1,075,000
Total Lot Size	25,667 SF
Frontage Limekiln Pike	160'
6158 LIMEKILN PIKE	
Number of Buildings	1
Lot Size*	60'X224'
Lot Area*	11,714 SF
Total Area of Building*	8,946 SF
Real Estate Tax Assessment 2026*	\$214,700
Real Estate Tax 2026*	\$3,382
Real Estate Tax Assessment 2027*	\$592,200
Real Estate Tax 2027*	\$8,287
Frontage	140' Limekiln Pike
Site Shape	Irregular
Zoning	RM-1
6146-48 LIMEKILN PIKE	
Lot Size*	60'X224'
Lot Area*	13,953 SF
Real Estate Tax Assessment 2026*	\$209,300
Real Estate Tax 2026*	\$2,928
Real Estate Tax Assessment 2027*	\$279,000
Real Estate Tax 2027*	\$3,904
Frontage	20' Limekiln Pike
Site Shape	Irregular
Zoning	CMX-2

**Per city of Philadelphia*

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ZONING

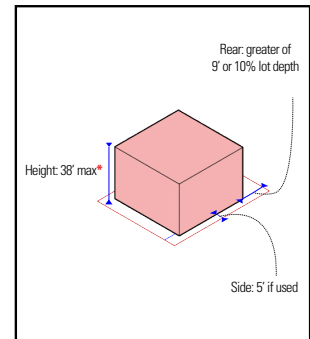
CMX COMMERCIAL MIXED-USE

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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RM RESIDENTIAL MULTI-FAMILY

RM-1

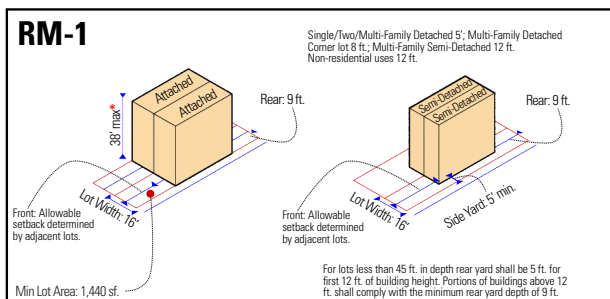
Table 14-701-2: Dimensional Standards for Higher Density Residential Districts



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 .		

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NEIGHBORHOOD MAP



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