



FOR SALE

500 S 52ND STREET

COBBS CREEK, PHILADELPHIA 19143

MPN
MALLIN PANCHELLI NADEL
REALTY

500 S 52ND STREET

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ABOUT THE PROPERTY

Turnkey Corner Mixed-Use Property in West Philadelphia

MPN Realty is pleased to present the exclusive sale of 500 S 52nd Street, a fully stabilized, mixed-use investment property prominently situated on the highly visible corner of S 52nd Street and Larchwood Avenue in the heart of Cobbs Creek in West Philadelphia.

Originally renovated to a high standard in 2018, this turnkey asset consists of four fully leased units, including a popular neighborhood café occupying the entire ground floor and three residential apartments above. The commercial space is leased to Toast Café, a well-established local business that serves as a neighborhood destination, while the upper floors feature two one-bedroom apartments and one two-bedroom apartment, all currently occupied, providing immediate and diversified cash flow.

Positioned on a prominent corner, the property benefits from excellent visibility, strong pedestrian activity, and an attractive architectural presence enhanced by a celebrated exterior mural. The mural is protected by a recorded easement and will remain a permanent feature of the property, contributing to its unique identity and neighborhood character.

Located within one of West Philadelphia's most dynamic corridors, 500 S 52nd Street is surrounded by an eclectic mix of restaurants, cafés, neighborhood retail, and dense residential housing, with convenient access to University City, Center City Philadelphia, SEPTA transit, and major employment centers.

Offering stable in-place income, minimal near-term capital needs, and an irreplaceable corner location, 500 S 52nd Street represents an exceptional opportunity for investors seeking a well-maintained, turnkey mixed-use asset in one of Philadelphia's strongest urban investment markets.

INVESTMENT HIGHLIGHTS

- Fully stabilized 4-unit mixed-use investment
- Complete renovation completed in 2018
- Fully leased with immediate cash flow
- Ground floor leased to Toast Café
- Three apartments above (two 1-bedroom units and one 2-bedroom unit)
- Prominent, highly visible corner location
- Protected exterior mural adds lasting architectural character
- Strong West Philadelphia location near University City, public transit, shopping, and neighborhood amenities
- Turnkey asset requiring minimal near-term capital investment

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ABOUT THE PROPERTY

PROPERTY OVERVIEW

Price	\$725,000
Property Address	500 S 52nd Street
Property Situation	SW Corner of S. 52nd Street and Larchwood Avenue
Total Number of Units	Four (4)
Price Per Unit	\$181,250
Current Use	Mixed Use: Retail (1 Unit) and Apartments (3 Units)
Zoning	CMX-2 (Commercial Mixed-Use)
Easements	Mural
Year Built	1925
Year Renovated (Full Gut Renovation)	2018
Submarket	Cobbs Creek, West Philadelphia
Number of Floors (Above Grade)	Three (3)
Building Entrances	Two (2)
Total Area of Building (Square Feet)	5,955 SF
Unit Mix	1 Ground-Floor Retail Unit 1 x 2-Bed Apartment 2 x 1-Bed Apartment

CITY RECORDS DATA

Tax Parcel Number	871572390
Lot Dimensions (Length x Width, Feet)	18' x 85'
Frontage	18' on South 52nd Street
Lot Area (Square Feet)	1,462
Real Estate Tax Assessment 2027	\$394,900
Real Estate Tax 2027	\$5,528

STRUCTURE

Foundation	Stone
Exterior	Vinyl and Stucco
Framing	Wood Frame
Roofing	TPO Flat Roof with transferrable 25-year manufacturer warranty

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RENT ROLL

UNIT	DESCRIPTION	BEDS/BATHS	CURRENT RENT	LEASE START	LEASE END
Unit 1	Retail: Toast Cafe* (Ground Floor)	---	\$2,729.50	3/1/2024	2/28/2029
Unit 2	Residential Apartment (2nd Floor)	2/1	\$1,575.00	5/31/2024	6/30/2026
Unit 3	Residential Apartment (3rd Floor)	1/1	\$1,150.00	8/28/2024	6/30/2027
Unit 4	Residential Apartment (3rd Floor)	1/1	\$1,212.00	2/2/2026	1/31/2027
Total Gross Monthly Rent			\$6,666.50		

*3% annual increases per lease; Tenant also pays NNN / CAM expenses (average \$394.10/mo in 2025)

RESPONSIBLE FOR UTILITIES

Electric	Tenant
Heating/Air Conditioning	Tenant
Water & Sewer	Landlord
Domestic Hot Water	Tenant
Gas	Tenant (Commercial only - apartments do not have gas)

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OPERATING STATEMENT

INCOME	TOTAL
Gross Scheduled Residential Rent	\$47,244
Gross Scheduled Commercial Rent	\$32,754
Commercial Tenant Reimbursements 2025	\$4,729
Total Gross Rent	\$84,727
Vacancy Factor (5%)	(\$4,236.36)
<i>Effective Gross Income</i>	<i>\$88,964</i>

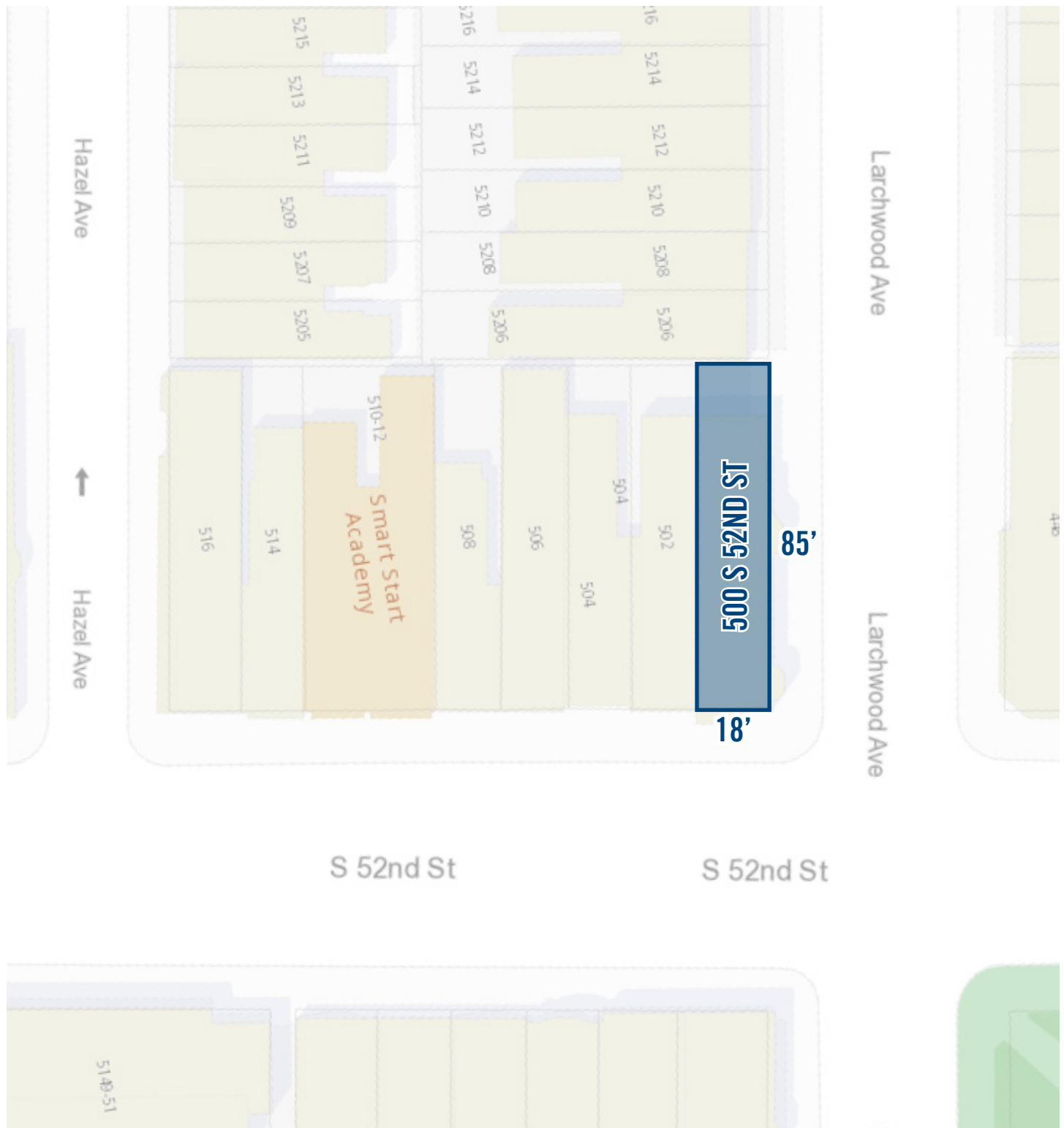
SELLER'S EXPENSES	TOTAL
Real Estate Taxes 2027	\$5,528
Insurance 2025	\$3,110
Electric - PECO 2025	\$547
Water & Sewer 2025	\$3,993
Property Management (Est. 6%)	\$5,338
Repairs & Maintenance 2025	\$9,819
Cleaning Services 2025	\$1,390
Snow Removal 2025	\$367
Trash 2025	\$776
Rental Licenses 2026	\$207
Fire Alarm Monitoring 2025	\$504
<i>Total Expenses</i>	<i>\$31,579</i>
<i>Net Operating Income</i>	<i>\$57,385</i>
<i>Cap Rate</i>	<i>7.92%</i>

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PARCEL MAP



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NEIGHBORHOOD MAP



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RETAIL TENANT INFORMATION

Toast Café is a well-known neighborhood café. Since opening in 2019, it has developed a loyal following for its breakfast, brunch, coffee, and casual lunch offerings, making it a recognizable destination along the 52nd Street commercial corridor. **Toast Café is considered one of the more popular independent cafés in West Philadelphia, drawing both local residents and visitors.**

TOAST CAFE

1,985 SF ground floor retail space

5-year lease started March 2024 with one 5-year renewal option; 3% annual rent increases; the rent for the first year of renewal option will be lesser of (i) fair market value of the per square foot rental rate as determined by market analysis or (ii) an increase by an amount equal to five percent (5%) of the rent in the final lease year of the initial term; whichever is less.

Currently paid in full. Currently in year 3 of a 5 year lease.

NNN / CAM paid monthly - \$394.10 average per month in 2025

Personal Guarantee with Lease



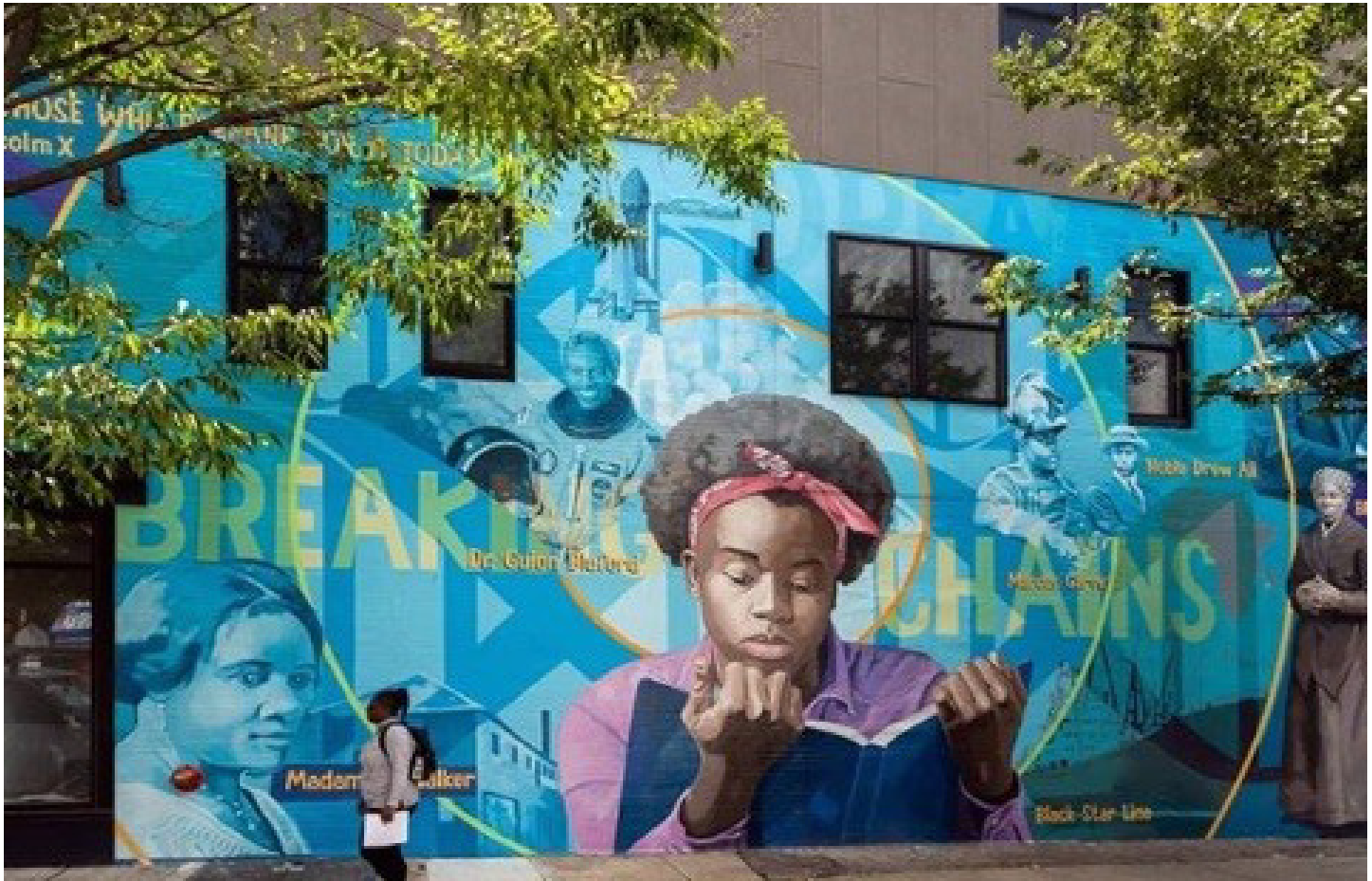
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MURAL BACKGROUND



The mural on 500 S 52nd Street (fronting Larchwood Avenue) is protected by a recorded easement and will remain a permanent feature of the property, contributing to its unique identity and neighborhood character.

“Breaking Chains features a young girl being inspired by the stories of Malcolm X, Guion Bluford, Madame CJ Walker, Harriet Tubman, Paul Robeson, and Marcus Garvey. The mural is a reenvisioning of one created in the same location ca. 2007 by artist KC White with the local community. When White’s original mural was damaged during building renovations, Mural Arts Philadelphia partnered with the funder, Spak Group, and engaged White along with muralist Gabe Tiberino to develop this new design about black empowerment and lifting up future leaders. The mural process involved theater workshops with Theatre in the X and partnerships with Boys Latin Charter School.”

Source: <https://muralarts.org/artworks/breaking-chains/>

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PROPERTY PHOTOS



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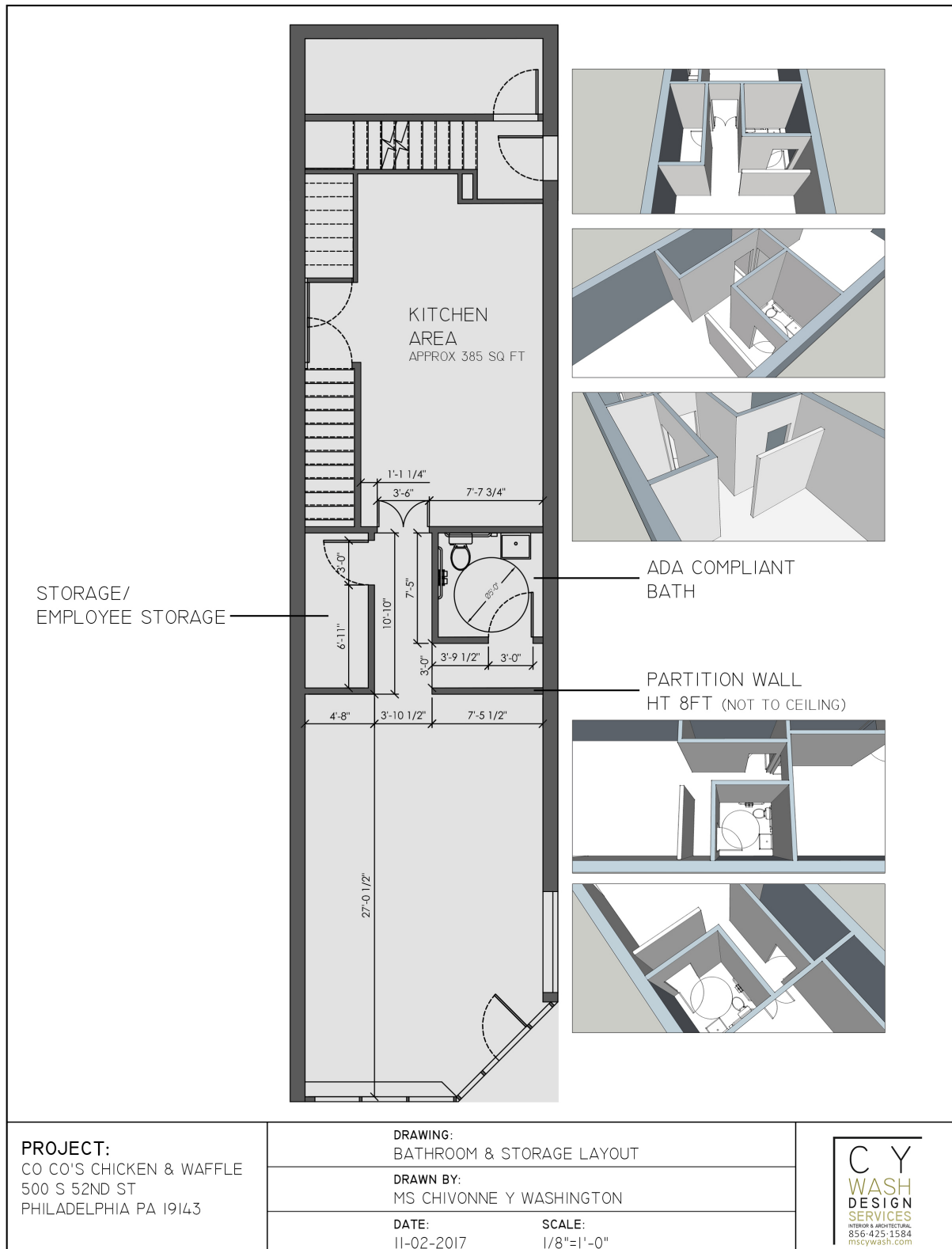
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FLOOR PLANS RESTAURANT CONCEPT



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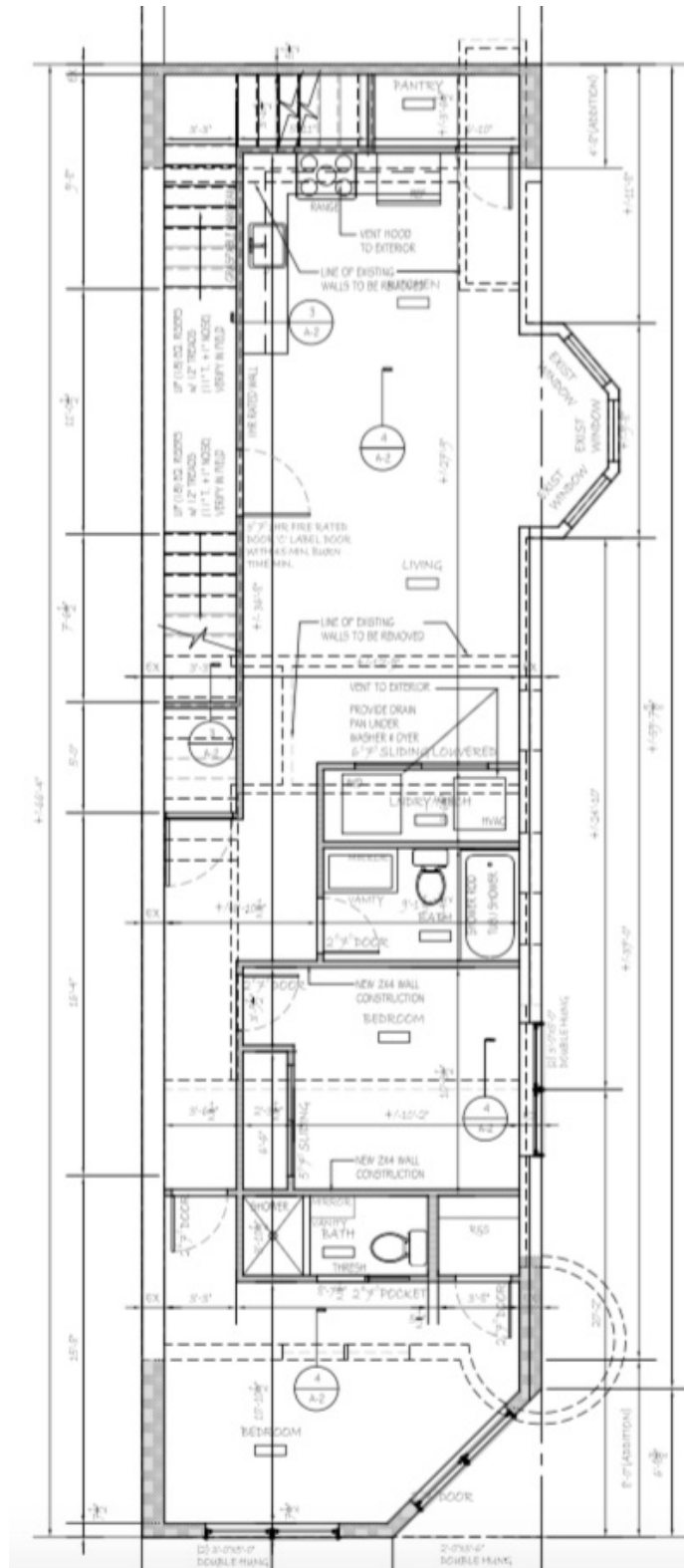
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FLOOR PLANS SECOND FLOOR



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ZONING CMX-2

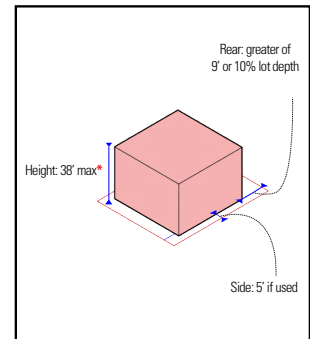
CMX COMMERCIAL MIXED-USE

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

ZONING CMX-2

INTENT: Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

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-2	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y [2] [3]	
Group Living (except as noted below)	N	
Personal Care Home	S [3]	14-603 (11)
Single-Room Residence	N	
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	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	S	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	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	S	
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	

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-2	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	N	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	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
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	Y	14-603 (15)

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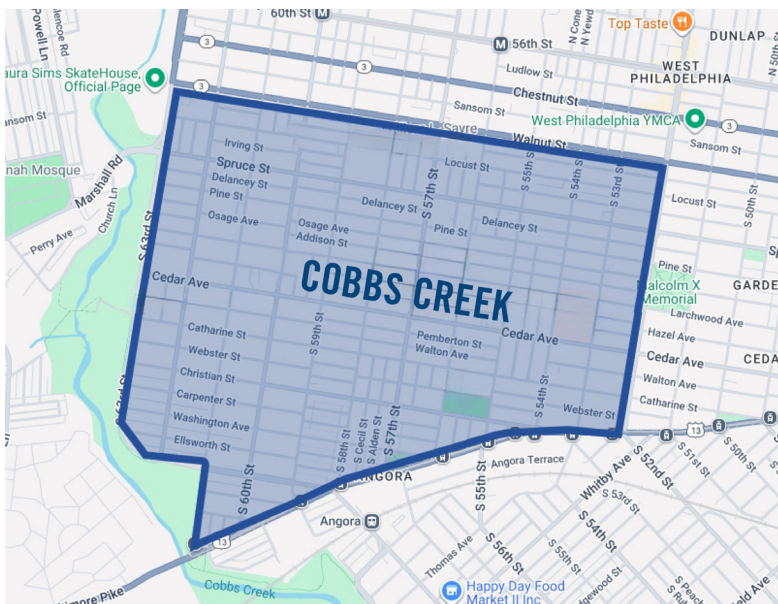
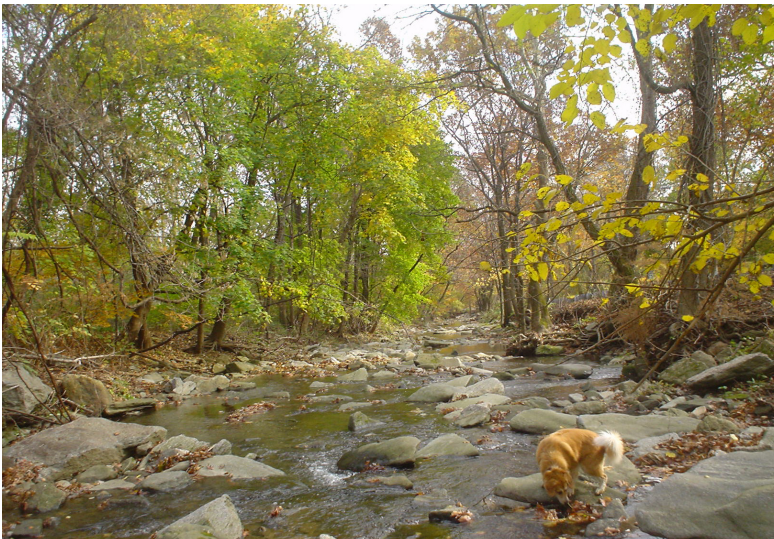


NEIGHBORHOOD OVERVIEW

COBBS CREEK

Cobbs Creek is a residential neighborhood in West Philadelphia, best known for its proximity to Cobbs Creek Park, one of the city's largest and most scenic green spaces. The area features traditional rowhomes, wide residential blocks, and a strong sense of community rooted in long-standing families and neighborhood organizations. Access to the park provides residents with walking trails, sports fields, and open space for recreation and relaxation.

Cobbs Creek offers convenient connections to Center City and University City through nearby SEPTA bus routes and regional rail service. The neighborhood has seen ongoing investment in housing and infrastructure, supporting gradual revitalization and renewed interest. With its combination of affordability, park access, and stable residential character, Cobbs Creek remains an attractive option for families, professionals, and investors seeking long-term potential in West Philadelphia.



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