

809 N. 2nd Street, Philadelphia, PA  
Mixed Use Property in the Heart of  
Northern Liberties

For Sale



## Property Highlights

- 1st Floor: +/-2,200 SF restaurant (can be delivered vacant)
- 2nd Floor: +/-2,200 SF 3 bed, 2 bath apartment (leased)
- Zoned CMX 2.5
- Ample angled street parking along N. 2nd Street
- 2,655 residential units within walking distance delivered prior 8 quarters, 581 under construction, 652 proposed

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
2024 estimated population	46,503	232,754	492,894
Avg household income	\$122,405	\$106,851	\$92,447
Median home value	\$417,677	\$394,245	\$325,516



For more information:

**Karl Schwemlein**

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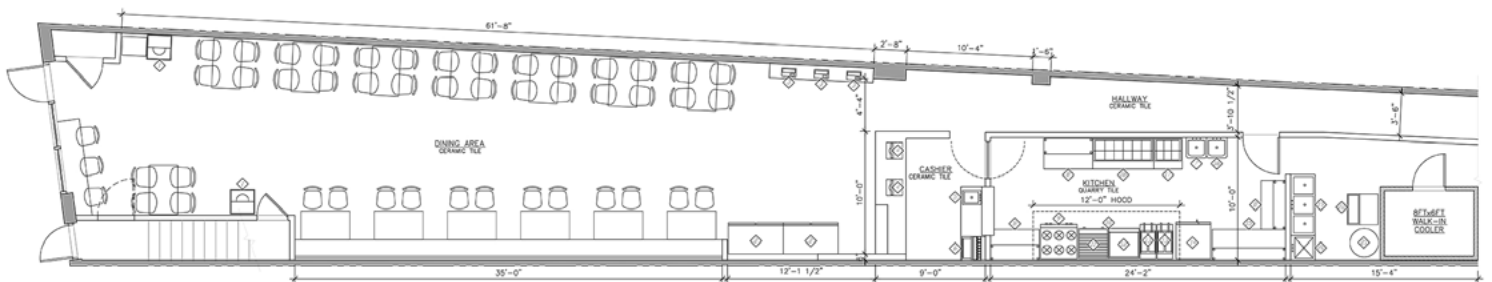
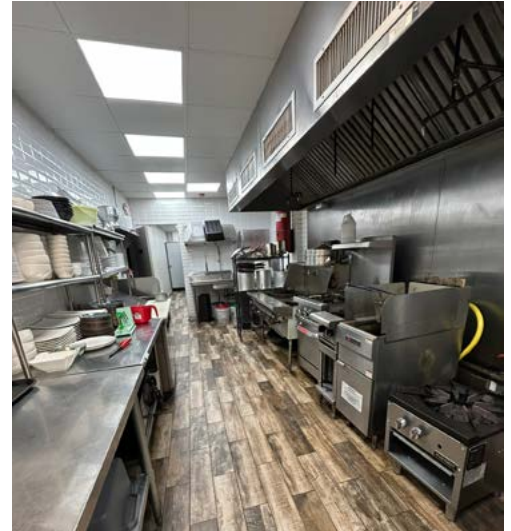


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Restaurant

## Restaurant Highlights

- Turnkey restaurant renovated 2021
- Furniture, Fixtures & Equipment included in sale
- Natural gas service & appliances
- 240 volt, 200 amp 3 phase power



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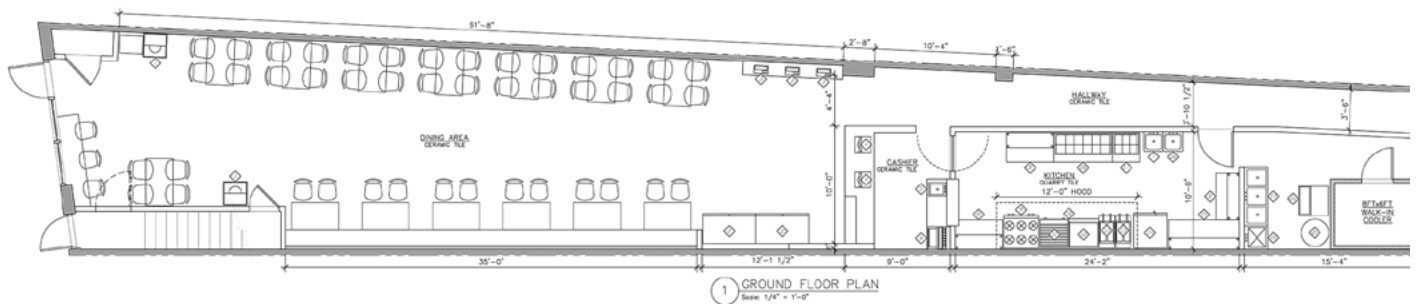
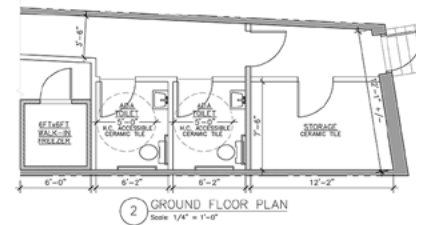
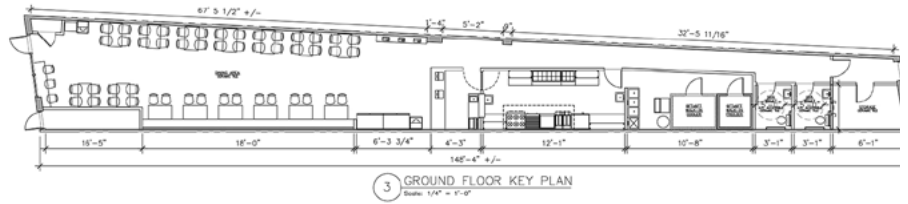
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# Restaurant Floor Plan



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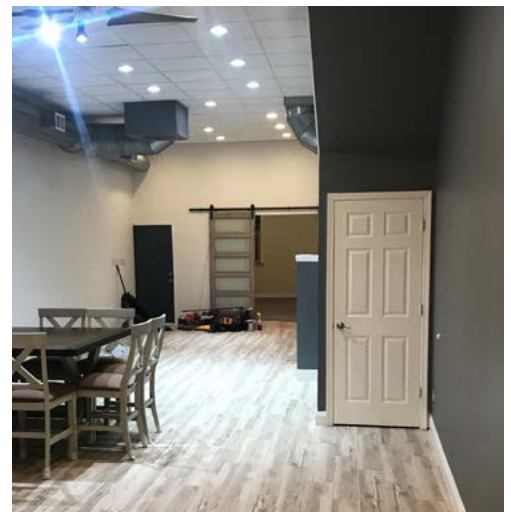
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Apartment

## Apartment Highlights

- Renovated 2020-21
- 3 bedrooms, 2 bathrooms
- Roof deck
- Current tenant has rented since Q2 2021



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