

**FISHTOWN 5-UNIT MIXED-USE COMMERCIAL BUILDING FOR SALE  
RESTAURANT BUSINESS, LIQUOR LICENSE AND FF&E INCLUDED**

**1247-53 N. FRONT STREET, PHILADELPHIA, PA 19122**



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# ★ EXECUTIVE SUMMARY



1247–53 N. Front Street presents an exceptional opportunity to acquire a fully turn-key, income-producing mixed-use asset in the heart of Fishtown — one of Philadelphia’s most dynamic and sought-after neighborhoods. The offering encompasses the fee-simple real estate, the operating business of Front Street Cafe, a Pennsylvania “R” liquor license, all furniture, fixtures, and equipment (FF&E), and four (4) fully leased residential units. Priced at \$4,800,000, this transaction delivers immediate cash flow from multiple revenue streams and significant upside potential for an owner-operator or savvy investor.

Front Street Cafe is a well-established Philadelphia dining destination occupying three floors of a character-rich building that perfectly embodies the Fishtown aesthetic. The restaurant features an expansive ground-floor dining room and bar, a second-floor event and dining level, and an expansive outdoor space designed for al fresco dining, private events, and high-volume warm-weather bar service. The outdoor area is a standout amenity in a market where outdoor seating commands premium guest spending and event bookings. The sale includes existing liquor license and all FF&E required for day-one operations — kitchen equipment, bar fixtures, furniture, point-of-sale systems, and more.

Complementing the restaurant business, the property includes four (4) fully leased residential units that currently gross \$95,400/year in annual revenue, providing stable, diversified rental income that supports the overall investment thesis. Together, the commercial and residential components create a resilient, multi-revenue asset ideally positioned to benefit from Fishtown’s continued residential growth, strong tourism traffic, and world-class dining scene.



# SITE INFO & ZONING: 1247-53 N. FRONT STREET



## BUILDING INFORMATION:

<b>ADDRESS</b>	1247-53 N. FRONT STREET, PHILADELPHIA, PA 19122
<b>OPA</b>	870197355
<b>LOT SIZE</b>	8,000 SF
<b>FLOORS</b>	THREE (3), + OUTDOOR + BASEMENT
<b>FRONTAGE</b>	80' FEET ON N. FRONT STREET, 100' on THOMPSON STREET
<b>ZONING</b>	CMX-3
<b>REAL ESTATE TAX (2026)</b>	\$14,947
<b>CURRENT OCCUPANCY</b>	100% OCCUPIED
<b>LIQUOR LICENSE</b>	Pennsylvania "R" Liquor License R7418



# MARKET AERIAL: FISHTOWN AERIAL



THOMPSON STREET

GIRARD AVENUE



FRONT STREET

FRANKFORD AVE









# ★ GROUND FLOOR



# ★ SECOND FLOOR





# KITCHEN & BASEMENT



# ★ OUTDOOR SEATING & TRASH



# ★ SITE PLAN - GROUND FLOOR



## Restaurant Seating

Inside: 156

Outside: 127

## Outdoor SF

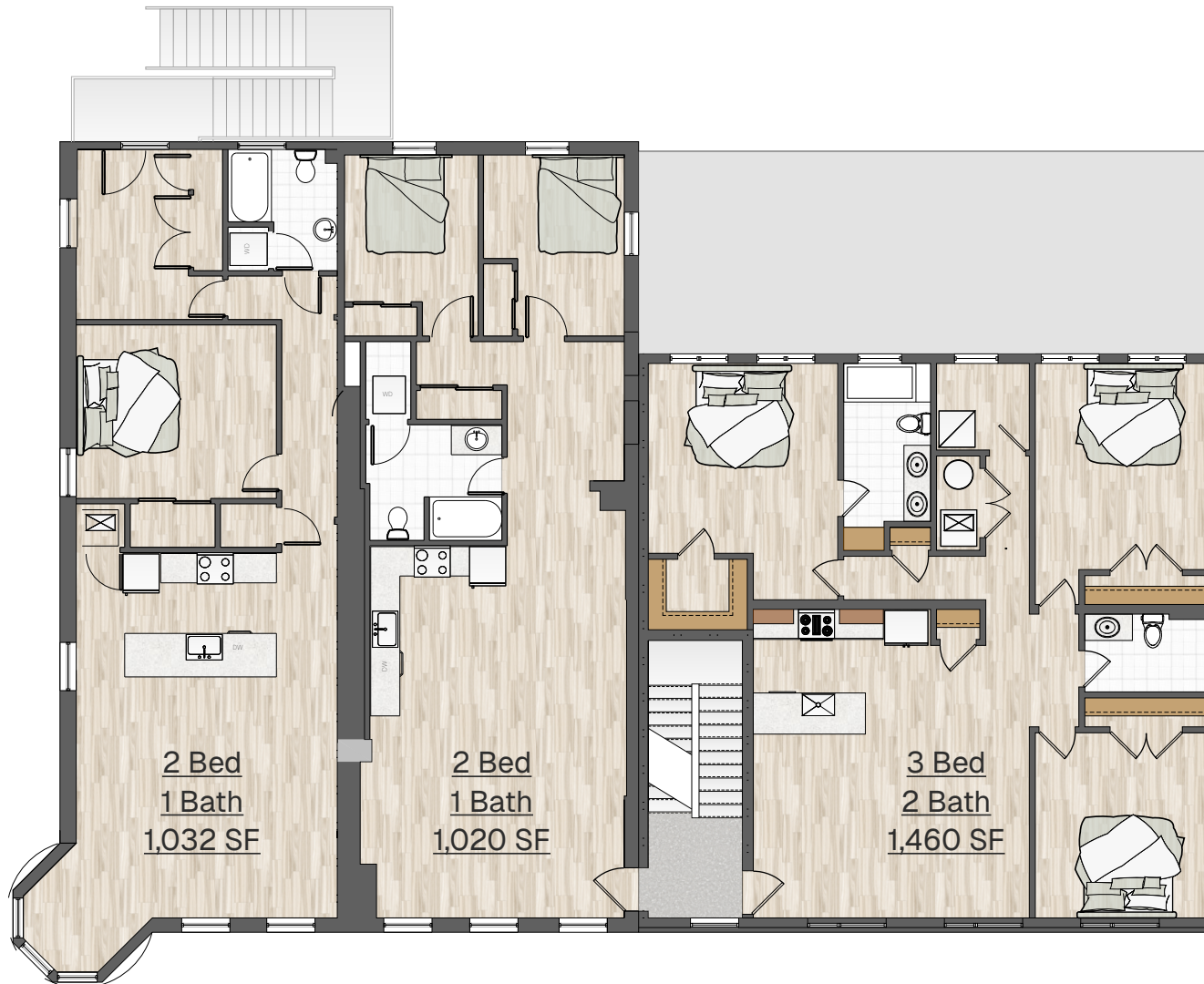
Covered Bar: 572 SF

Outdoor Area: 2,628 SF

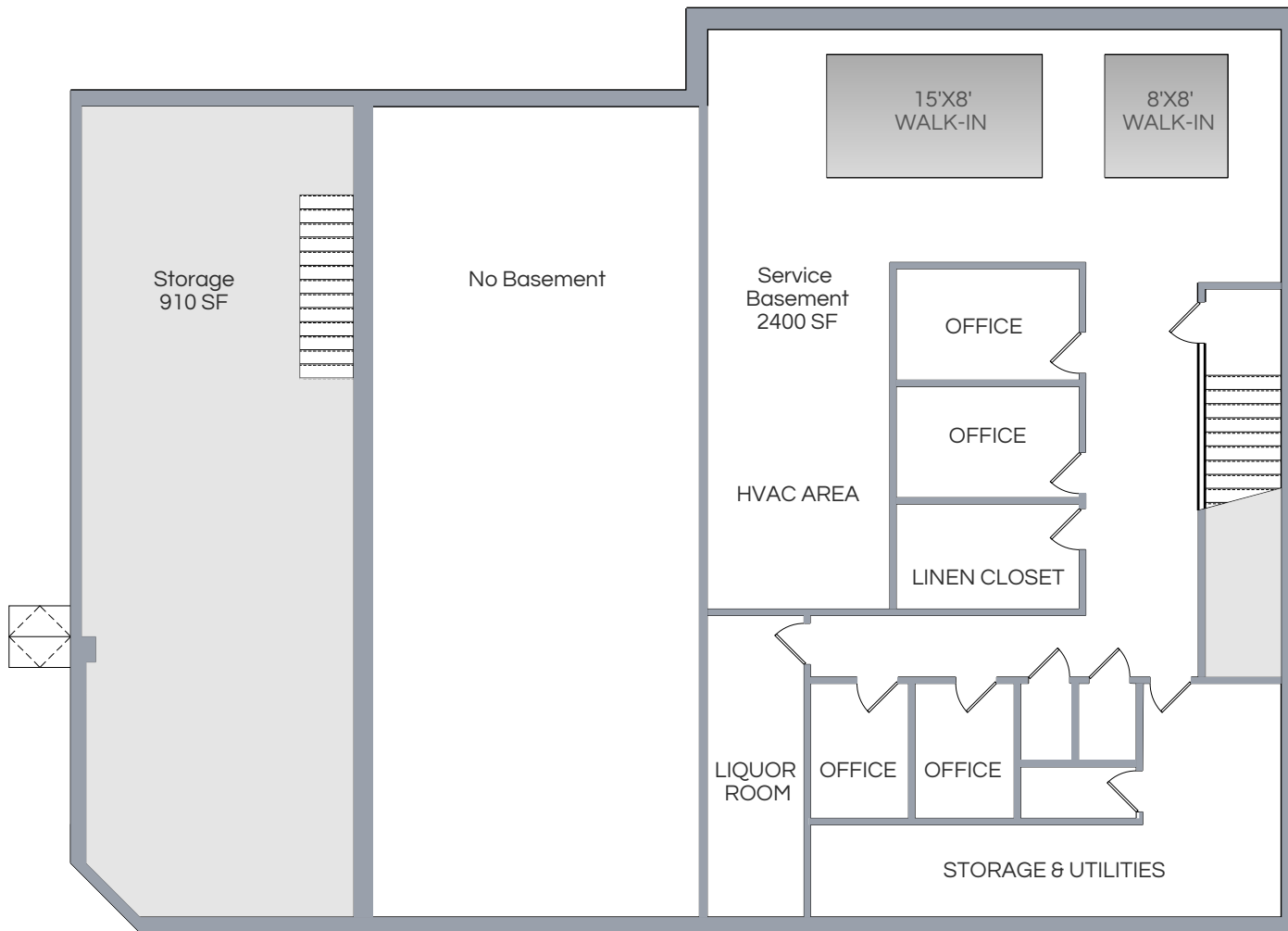
# ★ SITE PLAN - 2ND FLOOR



# ★ SITE PLAN - 3RD FLOOR



# ★ SITE PLAN - BASEMENT





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For more information, please contact:

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