

PROPERTY INFORMATION

Location: 627-629 South 2nd Street,
Philadelphia, PA

Property Description

- **Location:** 627-629 South 2nd Street, Philadelphia, PA 19147
- **Tax ID #:** BRT No. 88-2-9127-10 (627) & BRT No. 88-2-9127-20 (629)
- **Zoning:** “C-2 Commercial” District
- **Description:** Four-Story Masonry/frame structure Mixed Use Building.
- **Approximately Gross Building Area:** 4,664 +/- SF
- **Year Built:** +/-1909



627-629 South 2nd Street, Philadelphia, PA

Property Description

- **Topography:** Level at street grade
- **Frontage:** 32' along 2nd street & 38' along Bainbridge Street.
- **Foundation** Concrete footings and Concrete slab
- **Walls:** Painted drywall, exposed brick & exposed stone
- **Exterior Walls:** Brick on front & side elevations. Painted block on rear elevation
- **Floors:** Basement kitchen: terracotta tile over concrete; 1st Fl: hardwood; Unfinished areas: exposed plywood & unfinished hardwood; Finished Apts: Carpet & Ceramic tile
- **Roof:** Asphalt composition over wood decking
- **Windows:** Wood & insulated
- **Restrooms:** 1st floor: full bath facility; Finished Apt.: one bathroom;
- **Electrical service:** Commercial grade circuit breaker
- **Heating/HVAC:** Gas fired hot air heating system; Central AC for 1st Fl. Restaurant. Separate heat for Apt.

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Tax Information



- **City of Philadelphia** (County of Philadelphia)
Tel: (215)- 686-1675
- **Tax Parcel ID#:** BRT No. 88-2-9127-10 (627) & BRT No. 88-2-9127-20 (629)
- **2010 Real Estate Taxes:**
\$12,561.28 Approx. (\$5,024.51 approx for 627 & \$7,536.77 approx for 629)
- **Dpt. of Revenue & Taxes:**
Tel: (215)-686-6442

LEGAL DESCRIPTION

PREMISES "A":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the East side of 2nd Street at the distance of 18 feet Northward from the North side of Bainbridge Street in the 2nd Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said 2nd Street 14 feet and extending of that width in length or depth Eastward between lines parallel with the said Bainbridge Street 38 feet 1 inch.

BEING known and numbered 627 South 2nd Street.

PREMISES "B":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. **DESCRIBED** according to a Survey and Plan thereof made by W.C. Cranmer, Surveyor and Regulator of the 3rd District on 4/16/1906 as follows:

SITUATE at the corner of 2nd and Bainbridge Streets in the 2nd Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said 2nd Street 18 feet and extending of that width in length or depth Eastward between parallel lines at right angles with the said 2nd Street and along the North side of the said Bainbridge Street 38 feet 1 inches.

BOUNDED Northward by ground now or late of the said John W. Scott Eastward by ground now or late of John Wood, Southward by the said Bainbridge Street and Westward by 2nd Street aforesaid.

BEING known and numbered 629 South 2nd Street.

BEING the same premises which BISTRO PRODUCTIONS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, by Indenture bearing date 8/18/2004 and recorded 4/24/2004 in the Office of the Recorder of Deeds, in and for the County of PHILADELPHIA in Deed Book 51000478 etc., granted and conveyed unto RUBEN GATO ESPINEL and MARCOS MATOS, in fee.