

MULTIFAMILY PROPERTY FOR SALE

3565 & 3567 KENSINGTON AVE

Philadelphia, PA 19134

DEAL TEAM

3565 & 3567 Kensington Ave

MULTIFAMILY PROPERTY FOR SALE



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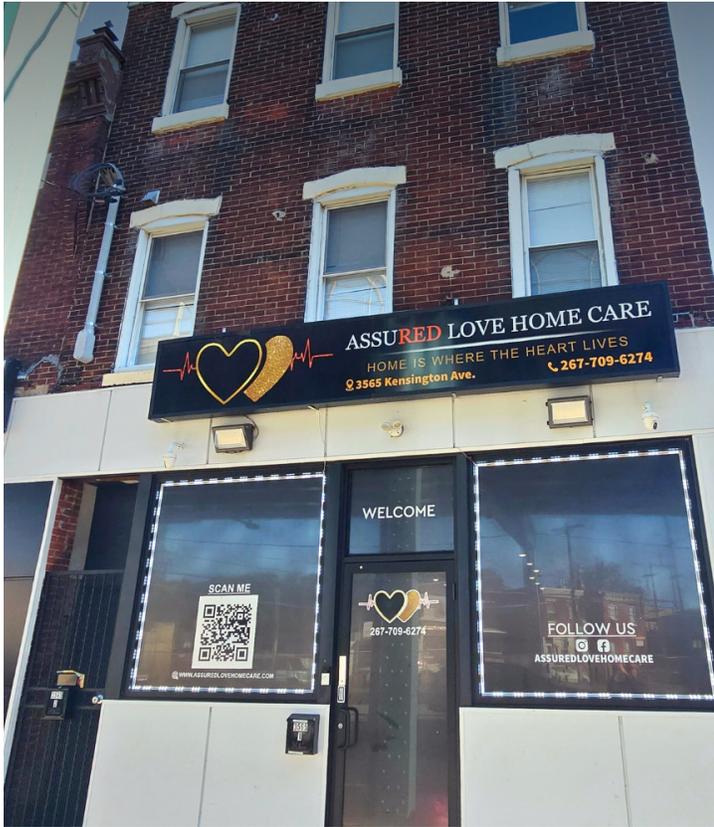
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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Two Rebuilt Mixed-Use Properties on Bustling Kensington Avenue – Offered as a Package

Exceptional investment opportunity—two fully renovated mixed-use buildings side by side on high-visibility Kensington Avenue, offered together for \$1,039,000. Each property features a ground-floor commercial tenant with a separate, modern residential apartment above. The owner completed a major overhaul of both buildings, delivering updated systems, finishes, and curb appeal.

Located directly on one of Philadelphia's highest traffic corridors, these properties benefit from constant exposure and easy access to transit. Strong existing income and long-term upside from continued corridor redevelopment make this an ideal turnkey addition to any investor's portfolio.

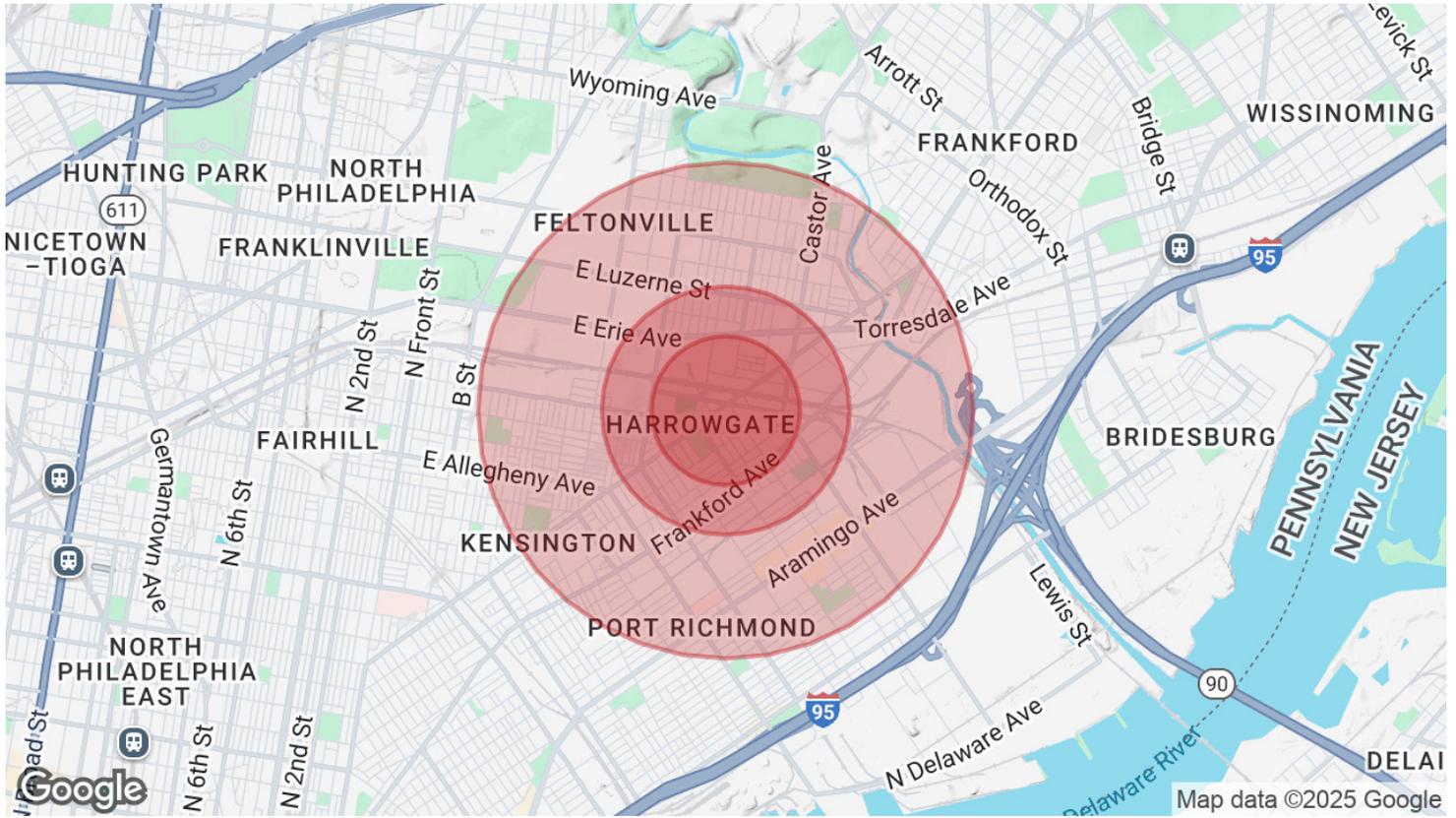
OFFERING SUMMARY

Sale Price:	\$1,039,000
Lot Size:	3,020 SF
Building Size:	4,420 SF
Zoning:	CMX-3
Year Built/Year Renovated:	1915/2024

DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,160	14,945	47,358
Average Age	34	34	35
Average Age (Male)	33	34	34
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,099	5,037	16,348
# of Persons per HH	2.9	3	2.9
Average HH Income	\$44,997	\$52,175	\$57,468
Average House Value	\$125,845	\$134,451	\$148,468

Demographics data derived from AlphaMap

IN THE NEIGHBORHOOD

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