



For Sale:

5506 Greene St, Philadelphia, 19144



276 Dilworthtown Rd.,
West Chester, PA 19382

PRESENTED BY:

Rich DiPrimio

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Offering Summary

Sale Price: \$547,500

Number of Units: 4 residential units / 1 storage space

Property Highlights

- Well maintained
- Major Updates: Roof replaced - Spring 2023, Hot water tank replaced - Spring 2025, Basement sealed & Dehumidification - Fall 2021
- Separately metered utilities
- Great location - One block away from Germantown Ave

Property Overview

KW Commercial is pleased to exclusively present for sale 5506 Greene St, Philadelphia, PA 19144. Discover a well maintained 4 unit multi-family investment property in the heart of Philadelphia's historic Germantown neighborhood. Several capital improvements include a brand new roof completed Spring of 2023, a new hot water heater installed Spring 2025, and basement sealing with dehumidification system in Fall 2021. Each unit is separately metered, and tenant's pay all utilities except for water and common electric. The property also includes a bonus space on the first floor that's currently vacant, but could be utilized as additional tenant storage to further enhance value. Conveniently located just one block away from Germantown Ave, the property is close to neighborhood staples like Uncle Bobbie's Coffee & Books, and Germantown Friends School; offering strong community appeal. With easy access to Center City Philadelphia, this is an ideal opportunity for passive investors seeking income-producing potential or house hackers looking to live in one unit and rent out the rest.



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Current Rent Roll & Property Expenses

Unit #	Unit Bed	Unit Bath	Current Monthly Rent	Lease Expiration
A	2	2	\$1,135	Renewal in progress
B	Studio	1	\$800	11/18/2026
C	2	1	\$1,055	6/30/2026
D	2	1	\$1,000	12/04/2025
Storage Space			\$300 (Pro Forma)	Currently vacant
			Total: \$4,290	

Annual Expenses

Insurance	\$6,640
Taxes	\$6,199
Water/Sewer	\$1,440



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