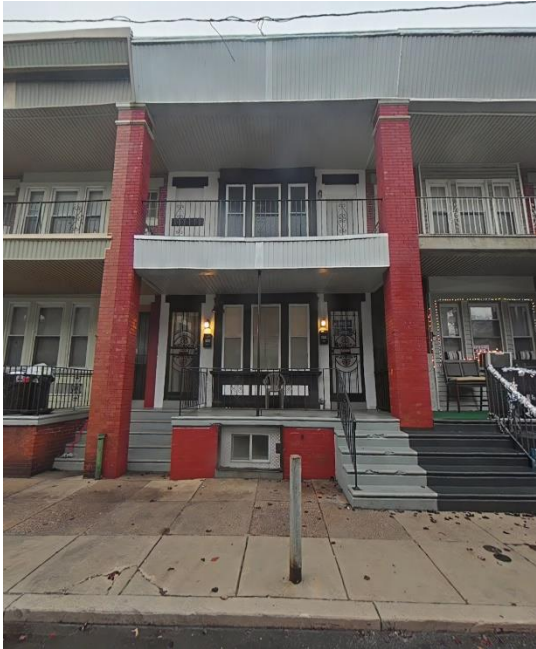



# FOR SALE

## 34 S YEWDALL ST | COBBS CREEK LIST PRICE: \$315,000

### Fully Renovated Duplex in West Philadelphia




#### Features:

- Two updated units with modern kitchens and antimicrobial quartz countertops 

- Each Unit Features:

**\*\* Unit 1 - First Floor Unit**



2 Beds & 1 Bath  


Kitchen 


Laundry Hookups 


Living Room 


**\*\* Unit 2 – 2<sup>nd</sup> Floor Unit**


2 Beds & 1 Bath  


Kitchen 

Laundry Hookups 

Living Room 

- Separate utility meters and approved rental licenses 

- Projected rental income of \$1,600/month per unit 

- Convenient public transit with 56th St Station just 5 minutes away 

- **View Listing [Here](#)**

#### Details:

- Building Characteristics: 1,680 SQ FT
- Zoning: RM-1
- Annual Tax: \$2,621
- View 3D Tour [Here](#)

Presented by MARIA QUATTRONE



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