

211 S 45TH STREET

Spruce Hill, Philadelphia 19104

MPN
MALLIN PANCHELLI NADEL
REALTY



NADIA BILYNSKY 267.546.1712 ■ nbilynsky@mpnrealty.com

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About the Property

Seller owns additional real estate in the same immediate area and would consider a portfolio sale. Contact broker for more information.

PROPERTY OVERVIEW

Price	\$550,000
Number of buildings	1
Number of Floors	3
Number of Units	(3) Residential units <i>(rental license is only for 2 units)</i>
Year Built	1915

UNIT MIX

RENT

3 bed/ 2 bath	\$1,950
2 bed/ 1 bath	\$1,525
2 bed/ 1 bath	\$1,600

PROPERTY METRICS

Price Per Unit	\$183,333
Average Apartment Rent	\$1,692
Gross Scheduled Rents	\$60,900
Expenses	\$23,809
Net Operating Income	\$34,046

CITY RECORDS DATA

Gross Building Area	2,474 SF
Tax Parcel Number	272142205
2026 Real Estate Tax Assessment	\$630,900
2026 Real Estate Taxes	\$10,570
Street Frontages	20' on S 45th St
Lot Dimension	20' x 100'
Lot Area	2,033 SF
Zoning	CMX-2

STRUCTURE

Exterior	Brick
Foundation	Stone and masonry
Framing	Wood
Roof	Flat Asphalt/ Tar

UTILITIES

Electric	Seperately metered, paid by tenant
Domestic Hot Water	Seperately metered, paid by tenant
HVAC	Central heating & air, and Mini-split wall units
Fire Protection	Hard wired smoke and fire system
Laundry	W/D In unit

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Operating Statement & Rent Roll

INCOME	
Gross Income	\$60,900
Vacancy 5%	\$3,045
Effective Gross Income	\$57,855
EXPENSES	
RE Tax - 2026	\$10,570
Common Electric Est.	\$966
Water/Sewer Est.	\$1,449
Licenses	\$207
Insurance 2024*	\$3,474
Trash	\$500
Maintenance/ turnover	\$3,750
Management 5%	\$2,893
TOTAL EXPENSES	\$23,809
Net Operating Income	\$34,046
Asking Price	\$550,000

*Seller has a blanket insurance policy.

UNIT	MONTHLY RENT	UNIT MIX	LEASE START	LEASE END
1	\$1,950	3 bed/ 2 bath	8/15/2024	8/31/2025
2	\$1,525	2 bed/ 1 bath	8/1/2017	7/31/2025
3	\$1,600	2 bed/ 1 bath	7/1/2024	6/30/2025
TOTAL MONTHLY: \$5,075				

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Property Photos



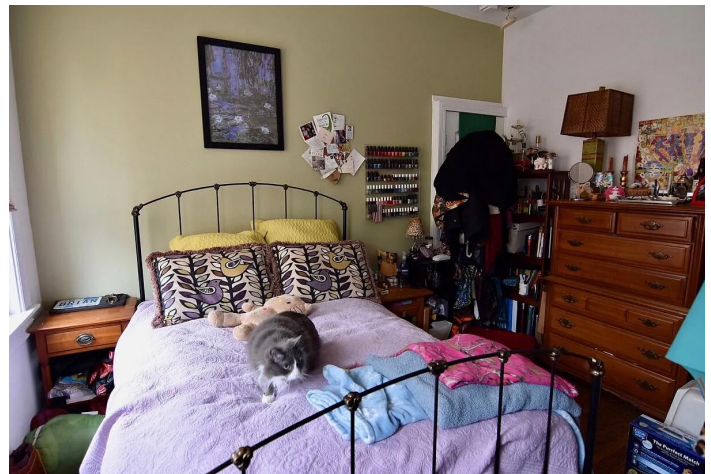
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Property Photos

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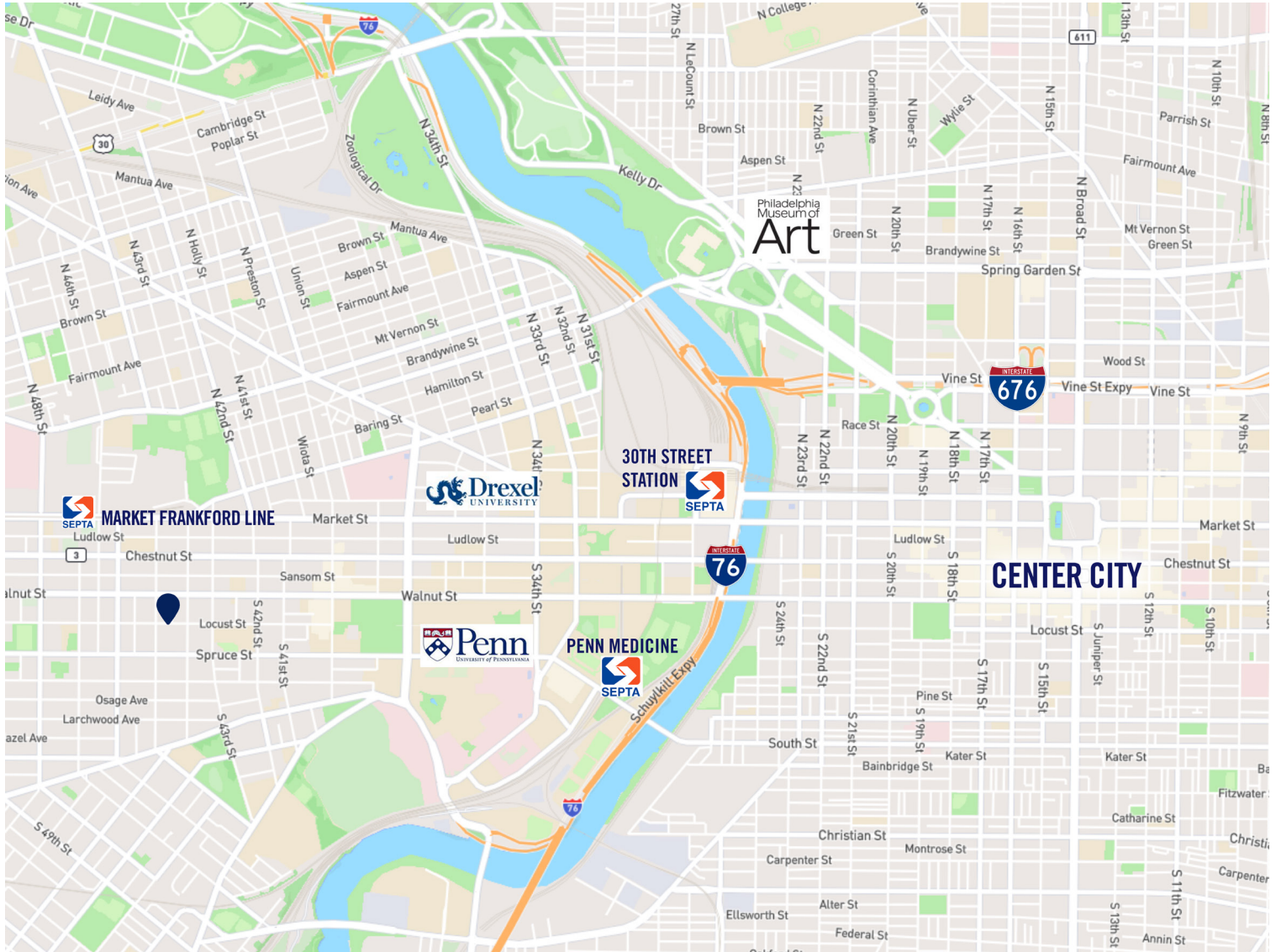
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Aerial Map



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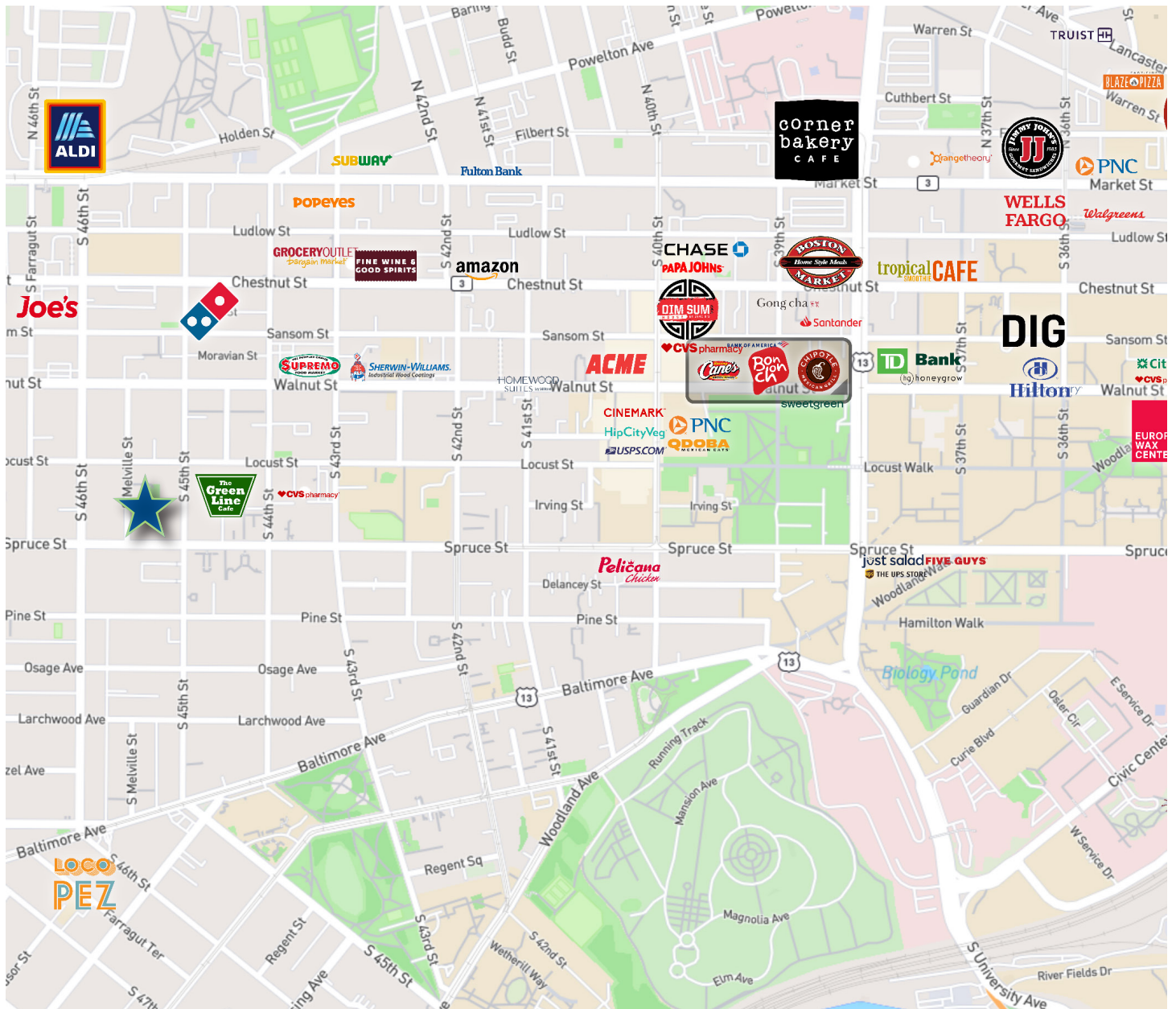
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Retail Map

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Zoning: CMX-2

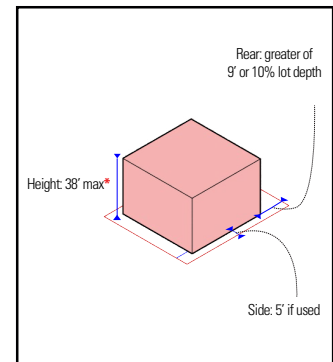


CMX-2

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth	N/A
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	38 ft.*
Min. Cornice Height	N/A



* Zoning Bonus Summary		CMX-2	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (§14-702(16))		n/a	25% increase in units permitted

For bonus restrictions in select geographic areas, see [page 49](#).

Dwelling Unit Density by Lot Size

Council District	CMX-2		
	< 1,440 sq. ft.	1,440 to 1,919 sq. ft.	> 1,919 sq. ft.
1	480 sq. ft. per unit		
2	480 sq. ft. per unit		
3	480 sq. ft. per unit		
4	2 units	3 units	480 sq. ft. per unit
5	2 units	3 units	480 sq. ft. per unit
6	2 units	3 units	480 sq. ft. per unit
7	480 sq. ft. per unit		
8	2 units	3 units	480 sq. ft. per unit
9	2 units	3 units	480 sq. ft. per unit
10	2 units	3 units	480 sq. ft. per unit

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About the Neighborhood: Spruce Hill

Spruce Hill is one of Philadelphia's most beloved historic neighborhoods, blending urban convenience with timeless charm. Located just west of University City and minutes from Center City, this vibrant community offers tree-lined streets, stunning Victorian architecture, and a diverse, welcoming atmosphere that appeals to families, professionals, and students alike.

The neighborhood is known for its beautifully preserved late 19th and early 20th-century homes—many featuring bay windows, leaded glass, intricate woodwork, and spacious front porches. These Victorian rowhouses and twin homes form one of the largest collections of Victorian architecture in the country. Homes typically range from 1,800 to over 3,000 square feet, with prices between \$525,000 and \$1 million. Condominiums are also available, starting around \$300,000.



Spruce Hill offers a unique blend of city living and suburban tranquility. Mature trees form a lush canopy over sidewalks, and residents often take pride in their gardens, growing everything from roses and giant sunflowers to moonflowers and even corn. Clark Park, a central fixture of the neighborhood, spans nine acres and hosts community events, farmers markets, and performances—alongside one of only two statues of Charles Dickens in the world.

With easy access to downtown via streetcar, bike, or public transit, Spruce Hill provides urban connectivity while retaining its cozy neighborhood feel. Baltimore Avenue serves as a vibrant corridor full of international cuisine, locally owned cafes, and shops that reflect the neighborhood's cultural richness.

Bordering the campuses of the University of Pennsylvania and Drexel University, Spruce Hill attracts a wide range of residents including students, professors, artists, and long-time homeowners. About 90% of residents are renters, and many historic estates have been converted into multi-unit apartments. As new developments continue, the Spruce Hill Community Association is advocating for the creation of a historic district to help preserve the neighborhood's distinctive character.



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