

5136 WALNUT ST

PHILADELPHIA, PA 19139

MPN
MALLIN PANCHELLI NADEL
REALTY



WEST PHILADELPHIA TURNKEY TRIPLEX

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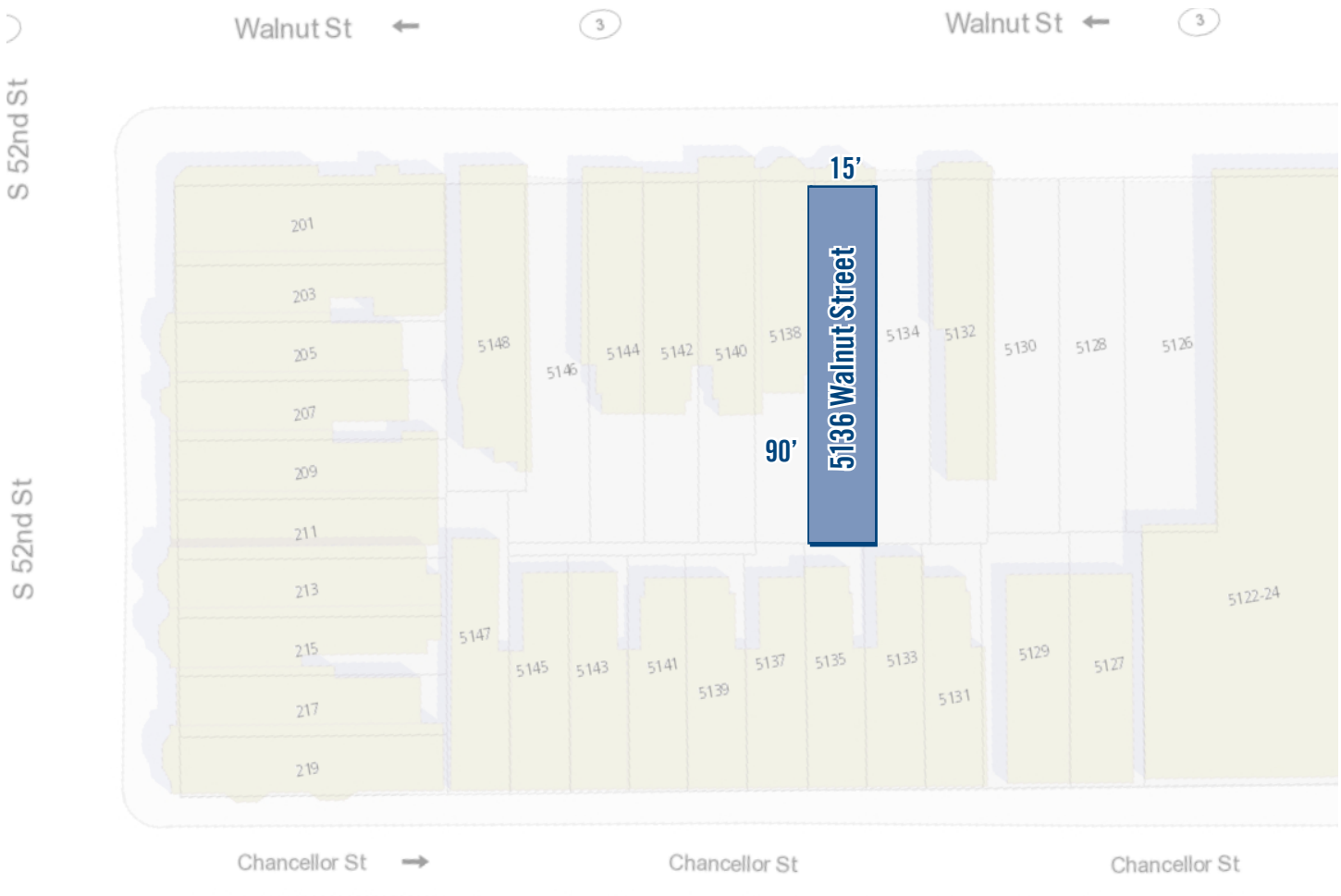
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West Philadelphia, Philadelphia 19139



About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 5136 Walnut Street, a fully renovated and occupied triplex in West Philadelphia. The building features two studio apartments and one spacious two-bedroom unit, all updated with modern finishes. Fully rented and income-producing, the property provides immediate cash flow for investors while also presenting a great opportunity for an owner-occupant to live in one unit and offset expenses with rental income from the others. The 2020 full renovation included major system upgrades - updated electrical, plumbing, HVAC, insulation, new roof, vinyl siding and windows - providing a low-maintenance asset ready for long-term performance. Located in a convenient and growing West Philadelphia neighborhood, 5136 Walnut Street offers easy access to University City, public transportation, neighborhood shopping, and local dining, making it an attractive rental location for a wide range of tenants.



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About the Property

PROPERTY OVERVIEW	
Address	5136 Walnut Street
OPA Parcel ID	602000001
Asking Price	\$390,000
Number of Units	3
Asking Price Per Unit	\$130,000
Total Area of Building	1,760 SF*
Rent Type	Market Rate
Year Built (Renovated)	1945 (2019)
Year Renovated	2020
Stories Above Grade	2
Basement	Unfinished, All Units Above Grade
Lot Area*	1,383 SF
Lot Size*	15' X 90'
Real Estate Tax Assessment 2026*	\$161,500
Real Estate Tax 2026*	\$721.83 Tax Abatement through 2029
Zoning	CMX-2 (With Use Permit for Three (3) Residential Units)
Amenities	W/D in unit, Patio (unit 1), Central air, Hardwood floors, Microwave, Granite countertops, and Electric Range/oven.
UTILITIES	
Electric	Separately Metered, Paid by Tenant
Hot Water (Type: Electric)	Separately Metered, Paid by Tenant
HVAC	Heat Pump, Central A/C
Water	Paid by Landlord, Monthly Flat Fee Billed to Tenants
STRUCTURE	
Exterior	Vinyl, Stucco
Framing	Wood
Foundation	Stone (Unfinished Basement)
Flooring	Hardwood
Roofing	Flat (Installed 2019)

*Per City of Philadelphia

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Rent Roll

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UNIT	BD/BA	UNIT SIZE (SF)	IN-PLACE RENT	OTHER FEES*	LEASE START	LEASE END
1	2/1	794	\$1,210	\$70	12/13/2024	02/28/2027
2	0/1	360	\$795	\$70	08/26/2024	09/30/2026
3	0/1	266	\$795	\$70	04/01/2025	03/31/2026
Monthly Total			\$2,800	\$210		

*\$60/mo flat fee for water & sewer + \$10/mo technology fee

PHA PAYMENTS STANDARDS FOR 19139 - GROUP 2

Studio (0 Bed)	\$1,280/month
2 Bed	\$1,660/month

Click [HERE](#) for the PHA Rent Standards Page

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Operating Statement

<i>INCOME</i>	<i>TOTAL</i>
Scheduled Rent	\$33,600
Water & Sewer Fees	\$2,160
Technology Fee	\$360
Gross Income	\$36,120
Less Vacancy @ 5%	(\$1,084)
Net Effective Income	\$35,036
<i>EXPENSES</i>	
Real Estate Tax 2026*	\$721.83*
Insurance	\$1,700
Electric - PECO	\$1,017
Water and Sewer (Estimated)	\$2,600
Repairs and Maintenance	\$1,234
Management @ 5%	\$1,596
Fire Alarm Inspection	\$755
Rental Licenses	\$207
Trash Removal	\$590
Snow Removal	\$235
Total Expenses	(\$10,656)
Net Operating Income	\$24,380

*Ten year tax abatement through 2029. Per city records, estimated unabated taxes= \$2,261.

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Property Photos



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Retail Map



Walk Score

Walk Score
95

Bike Score
93

DEMOGRAPHICS (within 1 mile)	
Residents	79,287
Average household income	\$58,053
Est. Daytime population	15,876

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About the Neighborhood: West Philadelphia

West Philadelphia is a diverse and dynamic section of the city known for its strong community character, beautiful historic architecture, and convenient access to Center City. The neighborhood is home to tree-lined streets, classic Victorian and twin homes, and a mix of long-established residences alongside new development, creating a vibrant and evolving urban environment. Anchored by University City, West Philadelphia benefits from the presence of world-class institutions such as the University of Pennsylvania and Drexel University, as well as major employers like Penn Medicine and CHOP. These anchors drive steady demand for housing, support local businesses, and contribute to the area's economic stability.



Residents enjoy an active lifestyle with access to green spaces like Clark Park, neighborhood farmers markets, and a lively food and arts scene along corridors such as Baltimore Avenue and 52nd Street. With excellent public transportation options—including trolley lines, buses, and proximity to major roadways—West Philadelphia offers an ideal balance of connectivity, culture, and livability for families, professionals, students, and investors alike.



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