



NEW CONSTRUCTION · DELIVERED 2025 · FULLY LEASED

# 4921 Chester Avenue

Philadelphia, PA 19143

MLS # PAPH2608764 · TAX ID # 881001242

OFFERED AT

**\$1,275,000**

7.6% CAP RATE · \$114,300 GROSS

**6**

UNITS

**4,300**

GROSS SQ FT

**10-YR**

TAX ABATEMENT

**7.6%**

CAP RATE

## THE OPPORTUNITY

A rare opportunity to acquire a fully leased, new-construction 6-unit multifamily asset in one of West Philadelphia's fastest-growing rental corridors. Built in 2025 with approximately 4,300 SF of gross building area, this turnkey property is positioned for immediate cash flow, long-term appreciation, and low-maintenance ownership.

Six spacious 2-bedroom / 1-bath residences. Third-floor units enjoy private rooftop deck access — a premium amenity that drives stronger rents and tenant retention.

## INVESTMENT HIGHLIGHTS

- **Fully Leased at Delivery**  
Immediate, stabilized in-place cash flow
- **10-Year Tax Abatement (Approved)**  
Exceptionally low real estate taxes; enhanced NOI
- **\$114,300 Gross Annual Income**  
7.6% cap rate at the \$1,275,000 asking price
- **New Construction (2025)**  
Energy-efficient systems, minimal near-term CapEx
- **Premium Unit Mix**  
Six 2BD/1BA; third-floor units with roof-deck access
- **Turnkey, Hands-Off Profile**  
Ideal for 1031 exchange or portfolio expansion

## BUILDING & UNIT FEATURES

- + Approx. 4,300 SF gross building area
- + Six 2-bedroom / 1-bath apartments
- + Private rooftop decks on 3rd-floor units
- + Modern, energy-efficient building systems
- + Contemporary finishes throughout
- + In-unit washer / dryer in every unit
- + Smart / keyless entry systems
- + Updated infrastructure, minimal CapEx

## TRANSIT-ORIENTED LOCATION

Half a block from 49th Street Station — direct access to the Market-Frankford Line, multiple SEPTA bus routes, the 64, and the T3 trolley.

- **University of Pennsylvania**  
Minutes to campus & employment
- **Drexel University**  
Adjacent University City corridor
- **Children's Hospital (CHOP)**  
Major medical employment driver
- **Center City Philadelphia**  
Direct Market-Frankford connection

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR

## Contact the Listing Team

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