

4310 SPRUCE STREET

Spruce Hill, Philadelphia 19104

5 UNIT APARTMENT BUILDING FOR SALE

MPN
MALLIN PANCHELLI NADEL
REALTY



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

PROPERTY OVERVIEW

Price	\$1,450,000
Number of buildings	1
Number of Floors	3
Number of Units	(5) Residential units
Year Built	1925
Year Renovated	2016-2017

UNIT MIX

RENT

1 bed/ 1 bath	\$1,570
3 bed/ 2 bath	\$2,645
1 bed/ 1 bath	\$1,640
1 bed/ 1 bath	\$1,615
2 bed/ 2 bath	\$1,835

PROPERTY METRICS

Price Per Unit	\$290,000
Average Apartment Rent	\$1,861
Gross Scheduled Rents	\$111,660
Expenses	\$28,944
Net Operating Income	\$77,133

CITY RECORDS DATA

Gross Building Area	13,590 SF
Tax Parcel Number	881122105
2026 Real Estate Tax Assessment	\$646,200
2026 Real Estate Taxes	\$9,046
2027 Real Estate Tax Assessment	\$732,500
2027 Real Estate Taxes	\$10,254
Street Frontages	23' on Spruce St
Lot Dimension	23'x120'
Lot Area	2,719 SF
Zoning	RTA-1

STRUCTURE

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

UTILITIES

Electric	Separately metered, paid by tenant
Domestic Hot Water	Separately metered, paid by tenant
HVAC	Central heating and air
Fire Protection	Hard wired smoke and fire system and sprinkler system
Laundry	W/D In unit

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Operating Statement & Rent Roll

INCOME	
Gross Income	\$111,660
Vacancy 5%	\$5,583
Effective Gross Income	\$106,077
EXPENSES	
RE Tax - 2026	\$9,046
Common Electric Est.	\$1,611
Water/ Sewer Est.	\$2,414
Licenses	\$345
Insurance** 2026	\$3,474
Trash 2026	\$500
Maintenance/ Turnover Est.	\$6,250
Management 5%	\$5,304
TOTAL EXPENSES	\$28,944
Net Operating Income	\$77,133
Asking Price	\$1,450,000

**Seller has a blanket insurance policy

UNIT	MONTHLY RENT	UNIT MIX	LEASE START	LEASE END
1F	\$1,570	1 bed/ 1 bath	7/4/2021	6/30/2027
1R	\$2,645	3 bed/ 2 bath	8/9/2025	7/31/2027
2F	\$1,640	1 bed/ 1 bath	7/4/2025	7/31/2027
2R	\$1,615	1 bed/ 1 bath	1/1/2025	12/31/2026
3	\$1,835	2 bed/ 2 bath	6/1/2016	5/31/2027
TOTAL MONTHLY: \$9,305				

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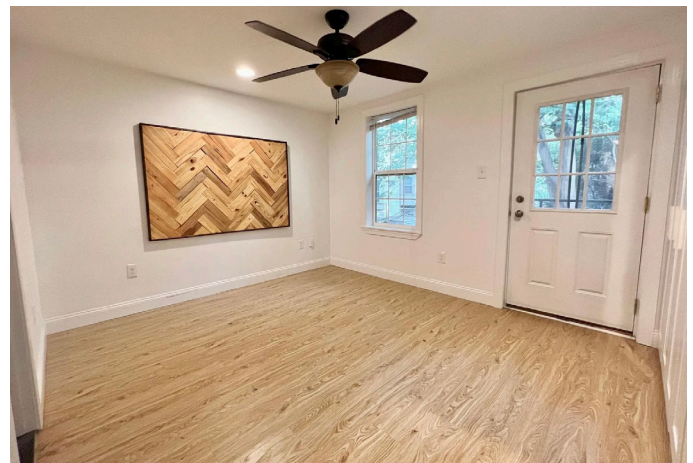
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Property Photos



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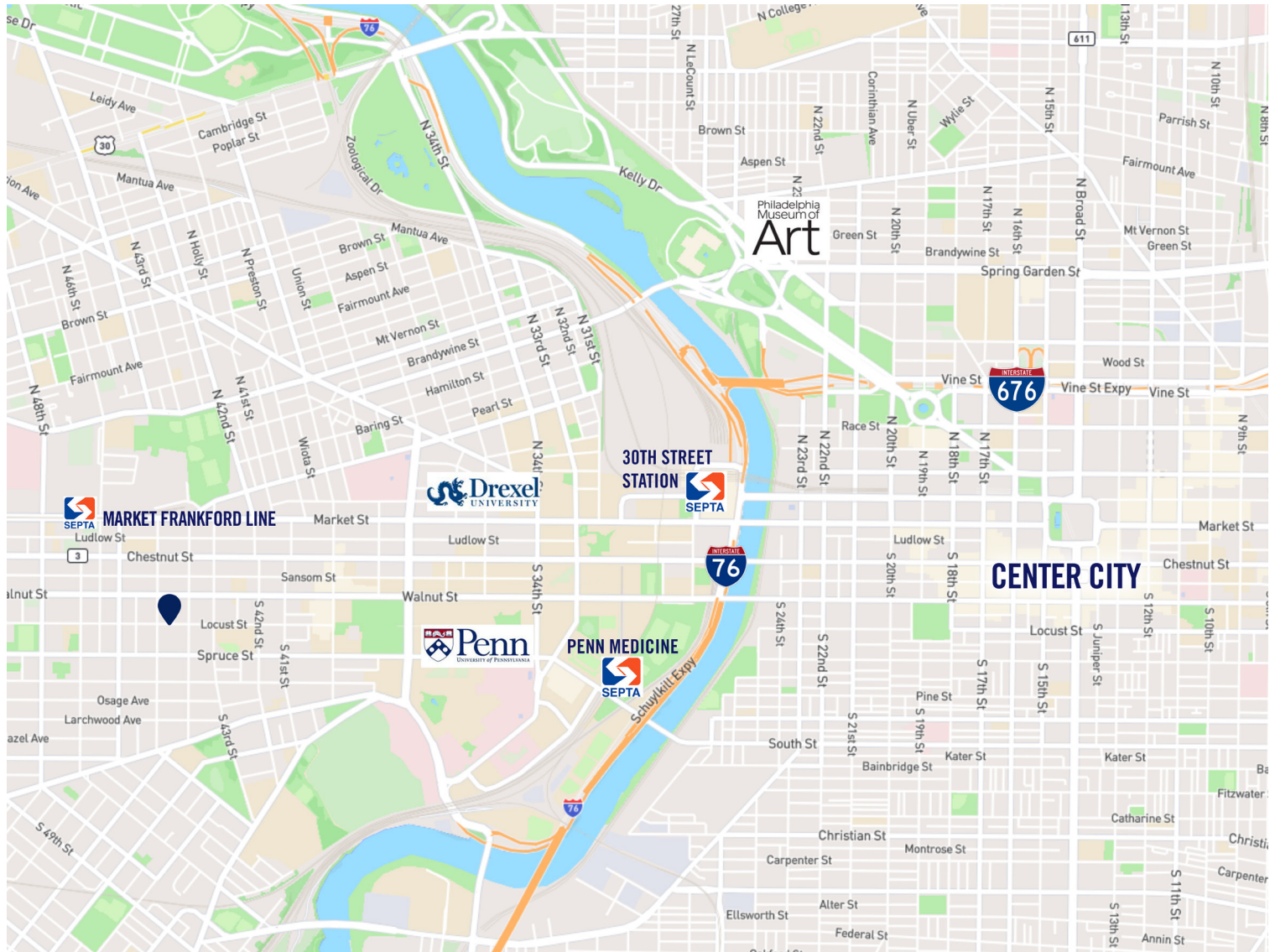
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Aerial Map



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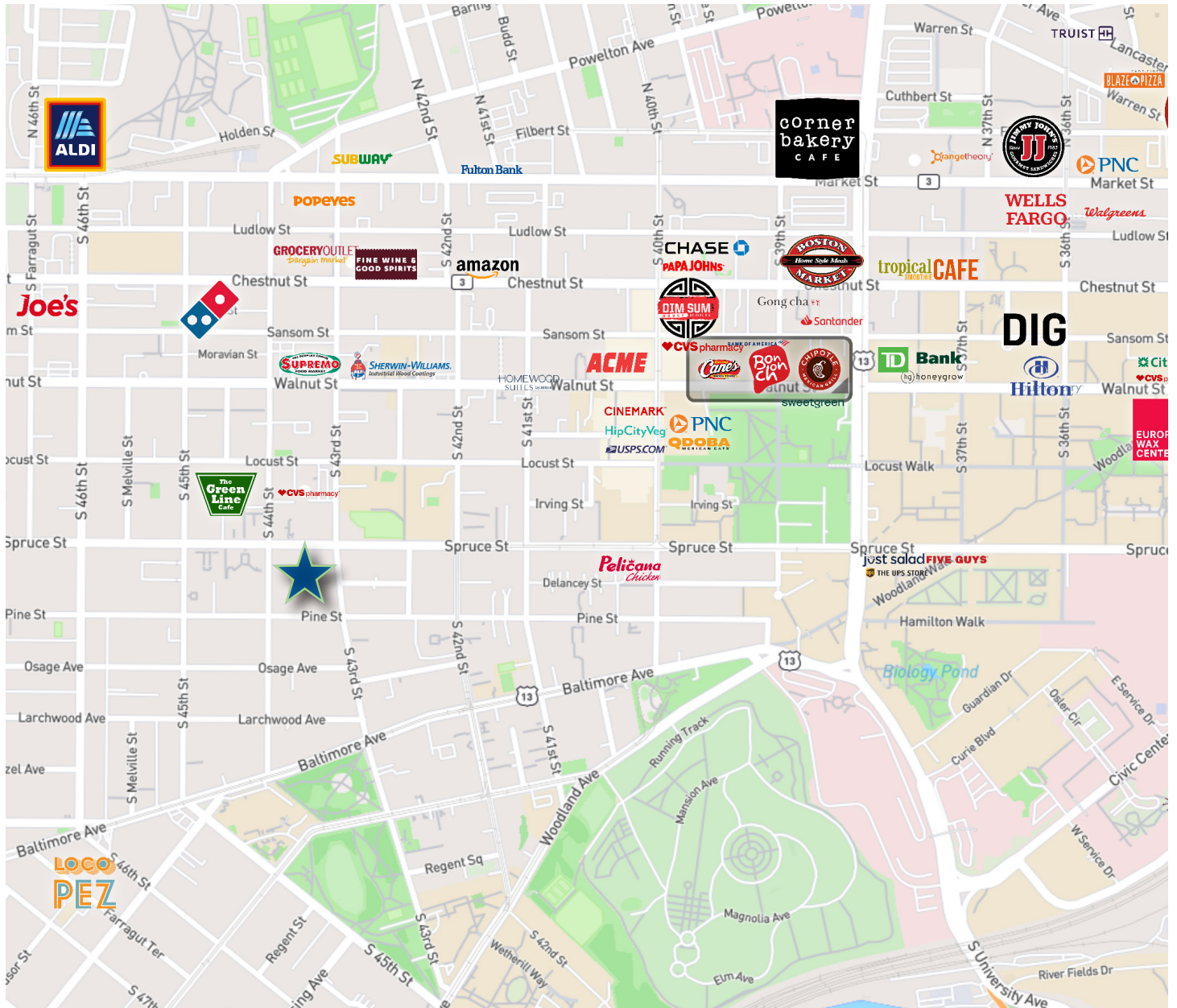
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Retail Map

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Zoning: Residential Two-Family Attached

RTA-1



Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Min. Lot Width	25 ft.
Min. Lot Area	2,250 sq. ft.
Max. Occupied Area	50%
Min. Front Setback	8 ft.
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/8ft. each Detached, Corner Lot: 8 ft. Semi-Detached: 8 ft.
Min. Rear Yard Depth	Single-Family: 15 ft. Other Use: 20 ft.
Max. Height	38 ft.
Building Types	Detached, Semi-Detached

Table Notes:

[6] Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.

RTA-1

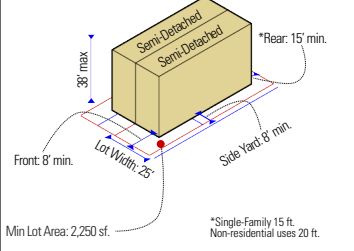


Table 14-602-1: Uses Allowed in Residential Districts

	RTA-1	USE SPECIFIC STANDARDS
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited		
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-Family	Y	
Two-Family	Y	
Multi-Family	N	
Group Living (except as noted below)	S	
Personal Care Home	S	14-603 (11)
Single-Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	S[2]	14-603 (5)
Child Care Center	N	14-603 (5)
Community Center	N	
Educational Facilities	S[2]	
Fraternal Organization	S[2]	
Hospital	S[2]	
Libraries and Cultural Exhibits	S[2]	
Religious Assembly	Y[2]	
Safety Services	Y[2]	
Transit Station	Y[2]	
Utilities and Services, Basic	S[2]	
Wireless Service Facility	S	14-603 (16)(17)
OFFICE USE CATEGORY		
Business and Professional	N	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	N	
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	N	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	
Wearing Apparel and Accessories	N	
COMMERCIAL SERVICES USE CATEGORY		
Business Support	N	
Eating and Drinking Establishment	N	14-603 (6)
Personal Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

See [page 48](#) for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

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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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