



**ERIC FARHAT**  
RE/MAX Preferred - Cherry Hill  
Office Ph: (856) 616-2626  
Looking out for the clients best interest!



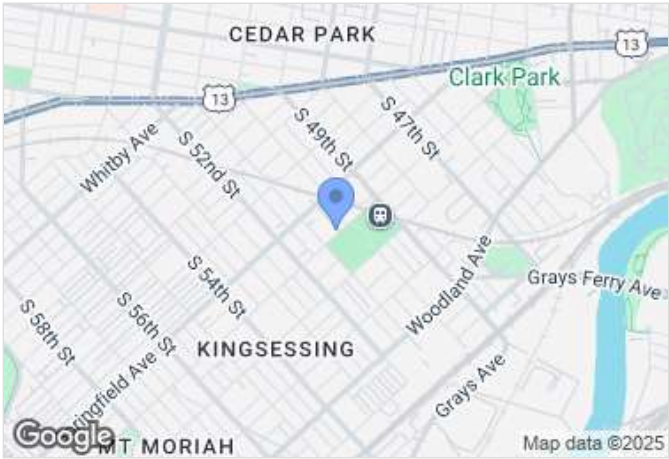
Agent Full

5013 Chester Ave, Philadelphia, PA 19143

Active

Multi-Family

\$719,900



MLS #:

PAPH2457726

Tax ID #:

511269400

Ownership Interest:

Fee Simple

Type:

Triplex

Waterfront:

No

Views:

City, Other, Park/Greenbelt, Street

Garage:

No

Number of Units:

3

Above Grade Fin SQFT:

3,413 / Estimated

Assessor AbvGrd Fin SQFT:

2,928

Price / Sq Ft:

210.93

Year Built:

1915

Property Condition:

Excellent, Very Good, Good

Style:

Converted Dwelling, Traditional

Cooling:

Central A/C, Multi Units

Basement:

Yes

Location

County:

Philadelphia, PA

MLS Area:

19143 - Philadelphia County (19143)

Subdiv / Neigh:

KINGSESSING

School District:

Philadelphia City

High School:

West Philadelphia

Cross Street:

S Divinity

Taxes and Assessment

Tax Annual Amt / Year:

\$1,959 / 2024

School Tax:

\$1,097

City/Town Tax:

\$862 / Annually

Clean Green Assess:

No

Zoning:

RSA3

Tax Assessed Value:

\$140,000 / 2024

Imprv. Assessed Value:

\$112,000

Land Assessed Value:

\$28,000

Land Use Code:

U70

Block/Lot:

52

Units Information

Single Room Units:

0

One Bedroom Units:

2

Two Bedroom Units:

2

Three Bedroom Units:

0

Leased Units:

2

Rent Control:

No

Unit 1:

Bedrooms:

1

Level:

1

Occupied:

No

Monthly Rent:

Features:

1 BEDROOM APARTMENT

Rooms:

3

Finished SqFt:

Lease Type:

None

Security Dep:

Bathrooms:

1

Contiguous Space

Lease Exp:

Projected Mo Rent:

\$1,000

Unit 2:

Bedrooms:

2

Level:

2

Occupied:

No

Monthly Rent:

Features:

FIRST FLOOR APARTMENT 2 BEDROOM 1 BATH

Rooms:

4

Finished SqFt:

Lease Type:

None

Security Dep:

Bathrooms:

1

Contiguous Space

Lease Exp:

Projected Mo Rent:

\$1,800

Unit 3:

Bedrooms:

2

Level:

3

Rooms:

4

Finished SqFt:

Bathrooms:

1

Contiguous Space

Occupied: Yes

Monthly Rent: Lease Type: Month to Month

Features: 2ND FLOOR APARTMENT

Lease Exp: Projected Mo Rent\$1,800

Unit 4:

Bedrooms: 3

Level: 3

Occupied: Yes

Monthly Rent: Rooms: 5

Features: 3 RD AND 4TH FLOOR APARTMENT

Finished SqFt: Bathrooms: 1

Lease Type: Month to Month

Security Dep: Contiguous Space

Lease Exp: Projected Mo Rent\$2,100

Financial Information

Existing Lease Type:

Month to Month

Building Info

Yr Major: 2012

Reno/Remodel: Construction Materials: Masonry

Structure Type: Twin/Semi-Detached

Building Units Total: 3

Building Level Count: 3

Above Grade Fin SQFT: 3,413 / Estimated

Below Grade Fin SQFT: 1,138 / Estimated

Total Below Grade SQFT: 1,138 / Estimated

Total Fin SQFT: 4,551 / Estimated

Total SQFT: 4,551 / Estimated

Foundation Details: Brick/Mortar, Other, Stone

Basement Type: Full, Fully Finished, Heated, Improved, Other, Outside Entrance, Rear Entrance, Space For Rooms, Walkout Stairs, Windows

Flooring Type: Carpet, Ceramic Tile, Hardwood, Laminate Plank, Luxury Vinyl Plank, Other, Wood

Roof: Rubber, Shingle

Lot

Lot Acres / SQFT: 0.05a / 2052sf / Estimated

Views: City, Other, Park/Greenbelt, Street

Location Type: Corner Lot/Unit

Lot Size Dimensions: 19.00 x 108.00

Lot Features: Corner, Other, Road Frontage

Parking

Total Parking Spaces: Unknown

Features: Off Street

Interior Features

Interior Features: Breakfast Area, Combination Dining/Living, Combination Kitchen/Dining, Combination Kitchen/Living, Wood Floors; No Fireplace; Dishwasher, Range Hood, Refrigerator, Washer/Dryer Hookups Only, Water Heater; Accessibility Features: None; Carbon Monoxide Detector(s), Exterior Cameras, Motion Detectors, Smoke Detector, Surveillance System; Window Features: Double Hung, Double Pane

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C, Multi Units; Cooling Fuel: Electric; Electric Service: 100 Amp Service; Heating: 90% Forced Air, Central, Heat Pump(s), Other; Heating Fuel: Electric; Hot Water: Electric, Other; Water Source: Public; Sewer: Public Sewer

Remarks

Exclusions: TENANTS PERSONAL BELONGINGS

Public: Exceptional Corner Four-Unit Investment Property in University City Address: 5013 Chester Ave, Philadelphia, PA Price: [\$719,900.00] Don't miss out on this outstanding opportunity to own a well-maintained four-unit investment property in the highly desirable University City neighborhood! Located at a prime corner with convenient access to the 13 Trolley and Regional Rail, this property is ideally situated for renters, offering ease of access to local universities, hospitals, and all that the vibrant area has to offer. Key Features: Fully Renovated 3rd Floor Apartment – 2025: The 3rd-floor apartment has been completely renovated in 2025, offering fresh, modern finishes and an updated design. A great option for prospective tenants looking for stylish, move-in ready living spaces. Well-Maintained & Updated Units: This twin corner property was fully renovated in 2012, with each unit showcasing extra width, high ceilings, and abundant natural light throughout. Every apartment has its own central air conditioning and heating units, ensuring year-round comfort for tenants. Efficient and Tenant-Friendly Layout: Two 2-bedroom units One 3-bedroom unit One spacious studio apartment with office space on the lower level All units feature separate utilities, providing ease of management and reducing the burden on the owner. Modern Amenities & Peace of Mind: Laundry room and storage in the basement for tenant convenience New concrete surrounding the building for an enhanced exterior State-of-the-art security system, including automatic flood lights Property complies with Philadelphia Fire Code for added safety Newly installed 5" sewer line with a 100-year corrosion warranty

Prime Location: Located near major hospitals and universities, this property attracts high-demand tenants, offering stable, long-term returns. The location is ideal for students, medical professionals, and faculty members looking for a convenient, well-maintained living space. Investment & Financing Options: For Owner Occupants: FHA financing with as little as 3.5% down Conventional financing with as little as 5% down \$3,000 grant & \$7,500 grant eligible For Investors: Rent-only verification Financing options with as little as 20% down Ability to buy in an LLC Pre-payment penalties allowed to secure rates in the 6% range Interest-only financing with 25% down Why This Property? High-demand University City location Fully updated, well-maintained units with modern amenities Turnkey investment with separate utilities and security features Stable rental income potential in a prime area near hospitals and universities Peace of mind with recent updates, including a new sewer line and compliance with fire codes This is an exceptional investment with the opportunity for stable returns, whether you are an owner-occupant or investor. With all the recent upgrades and strategic location, 5013 Chester Ave is a prime opportunity you don't want to miss. Call today to schedule a showing or inquire about financing options before this amazing investment opportunity slips away!

### Listing Office

Listing Agent: [ERIC FARHAT](#) (3297187) (Lic# RS352372)  
 Listing Agent Email: [licensedrealtor1@yahoo.com](mailto:licensedrealtor1@yahoo.com)  
 Broker of Record: [Randel Jones](#) (3169590) [Click for License](#)  
 Listing Office: [RE/MAX Preferred - Cherry Hill](#) (RMPRECH) (Lic# Unknown)  
 1736 Marlton Pike, Cherry Hill, NJ 08003-2307  
 Office Manager: [Randel Jones](#) (3169590)  
 Office Phone: (856) 616-2626  
 Office Email: [preferred@njpreferredhomes.com](mailto:preferred@njpreferredhomes.com)

(609) 352-5803

### Showing

Appointment Phone: (619) 616-9864  
 Showing Contact: Agent  
 Contact Name: MIKE  
 Showing Requirements: Appointment Only, Schedule Online  
 Showing Method: In-Person Only  
 Directions: GPS

 - [Schedule a showing](#)

Showing Provider:  
 Lock Box Type:

ShowingTime  
 Combo

### Listing Details

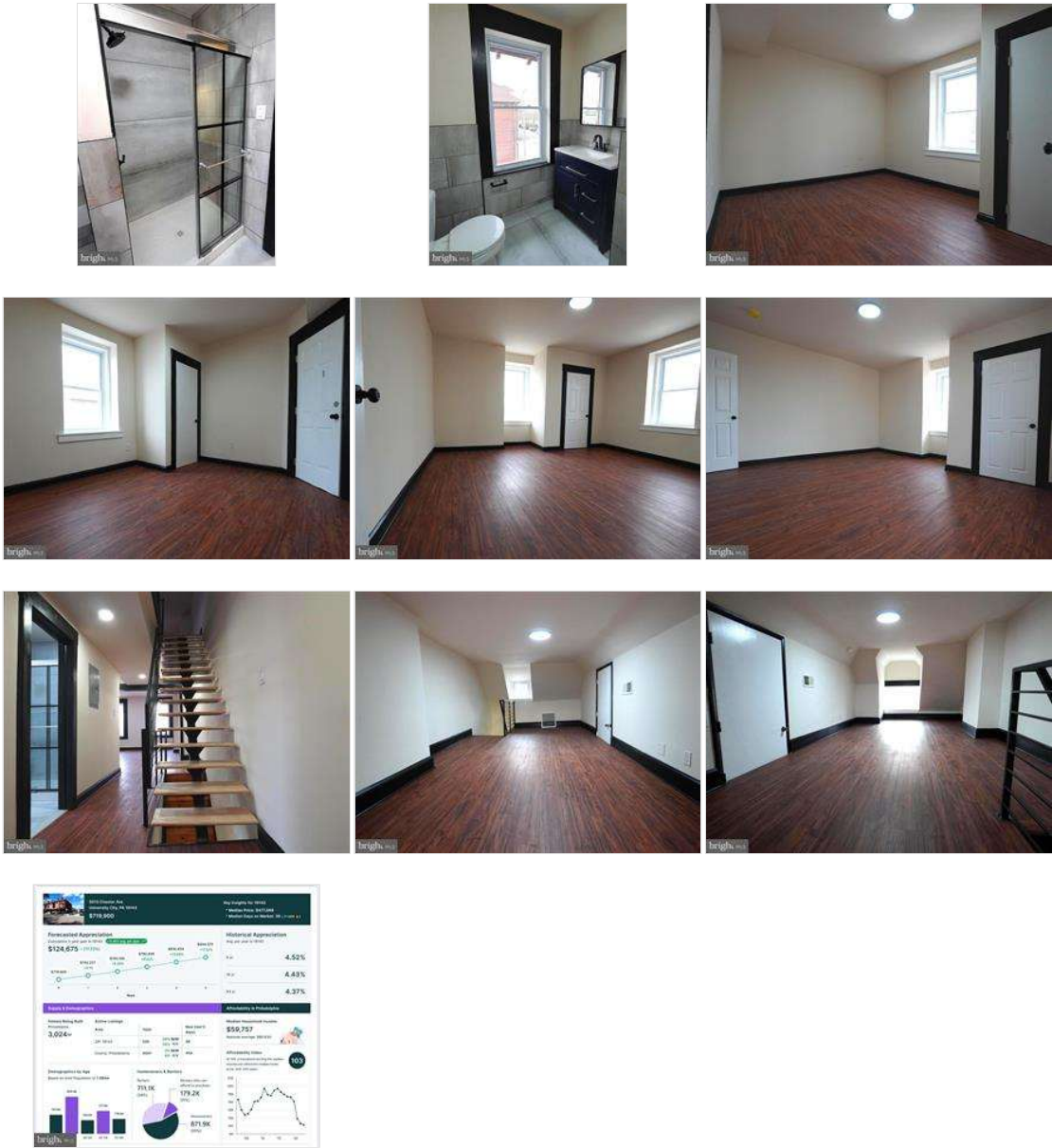
Original Price: \$719,900  
 Listing Agrmnt Type: Exclusive Right  
 Prospects Excluded: No  
 Listing Service Type: Full Service  
 Dual Agency: Yes  
 Sale Type: Standard  
 Listing Term Begins: 03/13/2025  
 Listing Entry Date: 03/14/2025  
 Possession: Immediate  
 Acceptable Financing: Cash, Conventional, FHA

DOM / CDOM: 68 / 68  
 Listing Terms: All Negotiation Thru Lister  
 Original MLS Name: BRIGHT  
 Expiration Date: 03/12/26  
 Seller Concessions:









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