



ERIC FARHAT
RE/MAX Preferred - Cherry Hill
Office Ph: (856) 616-2626
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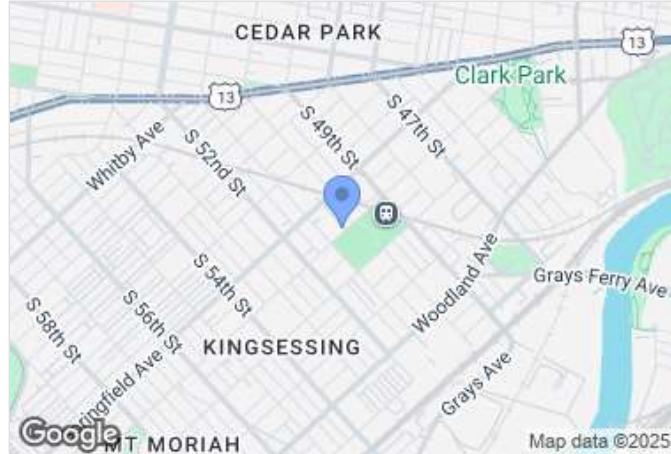
Agent Full

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:
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:
Security Dep:

Bathrooms: 1
Contiguous Space
Lease Exp:
Projected Mo Rent \$1,800

Unit 3:

Bedrooms: 2
Level: 3
Occupied:
Monthly Rent:
Features:

Rooms: 4
Finished SqFt:

Bathrooms: 1
Contiguous Space

| | | | | |
|----------------|------------------------------|----------------|----------------|---------------------------|
| Occupied: | Yes | Lease Type: | Month to Month | Lease Exp: |
| Monthly Rent: | | Security Dep: | | Projected Mo Rent \$1,800 |
| Features: | 2ND FLOOR APARTMENT | | | |
| Unit 4: | | | | |
| Bedrooms: | 3 | Rooms: | 5 | Bathrooms: 1 |
| Level: | 3 | Finished SqFt: | | Contiguous Space |
| Occupied: | Yes | Lease Type: | Month to Month | Lease Exp: |
| Monthly Rent: | | Security Dep: | | Projected Mo Rent \$2,100 |
| Features: | 3 RD AND 4TH FLOOR APARTMENT | | | |

Financial Information

Existing Lease Type: Month to Month

Building Info

| | | | |
|-------------------------|--|-------------------------|---|
| Yr Major Reno/Remodel: | 2012 | Construction Materials: | Masonry |
| Structure Type: | Twin/Semi-Detached | Flooring Type: | Carpet, Ceramic Tile, Hardwood, Laminate Plank, Luxury Vinyl Plank, Other, Wood Rubber, Shingle |
| Building Units Total: | 3 | | |
| Building Level Count: | 3 | Roof: | |
| 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 | | |

Lot

| | | | |
|-------------------|-------------------------------------|----------------------|------------------------------|
| Lot Acres / SQFT: | 0.05a / 2052sf / Estimated | Lot Size Dimensions: | 19.00 x 108.00 |
| Views: | City, Other, Park/Greenbelt, Street | Lot Features: | Corner, Other, Road Frontage |
| Location Type: | Corner Lot/Unit | | |

Parking

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|----------------------|---------|-----------|------------|
| Total Parking Spaces | Unknown | Features: | Off Street |
|----------------------|---------|-----------|------------|

Interior Features

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| 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 |
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Exterior Features

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|--------------------|---------------|
| Exterior Features: | Pool: No Pool |
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Utilities

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|------------|---|
| 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) (609) 352-5803
 Listing Agent Email: 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

Showing

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

Showing Provider:

Lock Box Type:

ShowingTime

Combo

Listing Details

| | | | |
|-----------------------|-------------------------|---------------------|-----------------------------|
| Original Price: | \$719,900 | DOM / CDOM: | 68 / 68 |
| Listing Agrmnt Type: | Exclusive Right | Listing Terms: | All Negotiation Thru Lister |
| Prospects Excluded: | No | Original MLS Name: | BRIGHT |
| Listing Service Type: | Full Service | Expiration Date: | 03/12/26 |
| Dual Agency: | Yes | Seller Concessions: | |
| Sale Type: | Standard | | |
| Listing Term Begins: | 03/13/2025 | | |
| Listing Entry Date: | 03/14/2025 | | |
| Possession: | Immediate | | |
| Acceptable Financing: | Cash, Conventional, FHA | | |





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