

807 S 49TH STREET

CEDAR PARK, PHILADELPHIA 19143

FOR SALE

TRIPLEX IN CEDAR PARK

MPN
MALLIN PANCHELLI NADEL
REALTY



SAMANTHA MILLER 267.238.1720 ■ SMILLER@MPNREALTY.COM
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ABOUT THE PROPERTY

MPN Realty, Inc., is proud to present the exclusive sale of 807 S 49th Street, a 3,213 SF stabilized multifamily property located in the Cedar Park neighborhood of West Philadelphia. This four-story building with basement consists of three (3) residential units, including one (1) 3-bedroom/1-bath unit, one (1) 2-bedroom plus den/1-bath unit, and one (1) 3-bedroom bi-level/1-bath unit, with shared laundry located in the basement. Situated just off Baltimore Avenue with close proximity to Cedar Park and Kingsessing Recreation Center and served by numerous trolley and bus lines, the property benefits from strong walkability and connectivity in one of West Philadelphia's most sought-after rental corridors.



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ABOUT THE PROPERTY

PROPERTY OVERVIEW	
Price	\$700,000
Year Built	1917
Year Renovated	2014
Number of Buildings	1
Number of Floors	4
Number of Units	3
Unit Mix	First Floor - 3 BED/1 BATH Second Floor - 2 BED/ 1 BATH/DEN Third Floor - 3 BED BI-LEVEL/1 BATH
CITY RECORDS DATA	
Lot Size	22x110
Lot Area	2441 SF
Total Area of Building	3213 SF
Real Estate Tax Assessment 2026	\$644,100.00
Real Estate Tax 2026	\$9,016.11
Zoning	RSA-3
STRUCTURE	
Foundation	Stone and Masonry
Exterior	Brick
Roofing	Shingles/Partial flat with coating
Flooring	LVT
UTILITIES	
Electric	Separately Metered, Paid by Tenant
Domestic Hot Water	Separately Metered, Paid by Tenant
Gas	Separately Metered, Paid by Tenant
HVAC	Central HVAC
Fire Protection	Hard-Wired Smoke and Fire System
Laundry	Shared in Basement

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OPERATING STATEMENT

INCOME	TOTAL
Scheduled Gross Income	\$58,800
Vacancy Factor @ 5%	\$2,940
Effective Gross Income	\$55,860
EXPENSES	
Real Estate Tax 2027*	\$7,404
Insurance	\$2,483
Electric (Common)	\$420
Water & Sewer	\$1,080
Repairs & Maintenance (Est.)	\$3,000
Fire Alarm Services	\$476
Trash	\$550
Legal/Licenses/Permits	\$207
Snow Removal/Pest Control	\$240
Management @ 5%	\$2,940
Total Expenses	(\$18,967)
Net Operating Income	\$36,893

*Real Estate 2026 taxes are \$9,016

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RENT ROLL

UNIT	Unit Type	Monthly Rent	Lease Start	Lease End
1	\$1,650	3 bed 1 bath	5/1/2026	4/29/27
2	\$1,500	2 bed + den 1 bath	2/20/2026	2/28/27
3	\$1,750	3 bed 1 bath bi-level	5/1/2026	4/29/27
Monthly Total		\$4,900		
Annual Total		\$58,800		

RESPONSIBILITY FOR UTILITIES

Electric	Tenant
Heating/Air Conditioning	Tenant
Water and Sewer	Landlord
Domestic Hot Water	Tenant
Cooking Gas	Tenant

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AERIAL MAP



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COMPARABLES



	ADDRESS	UNIT TYPE	SQFT	MONTHLY RENT	PRICE / SF	LEASE DATE
1	5229 Chester Ave #2	3 bed 1 bath	974	\$1,625	1.67	1/14/2026
2	505 S 52nd Street #2	3 bed 1 bath	1100	\$1,300	1.18	1/16/2026
3	5207 Hazel Ave	3 bed 1 bath	1200	\$1,750	1.46	4/30/2026
4	4805 Springfield Ave #1	2 bed 1 bath	1300	\$2,200	1.69	3/21/2026
5	746 S 51st Street #2	2 bed 1 bath	1320	\$1,200	0.91	2/27/2026
6	4825 Baltimore Ave #4	2 bed 1 bath	725	\$1,300	1.79	3/1/2026
7	5222 Catharine Street #2	2 bed 1 bath	1650	\$1,325	0.80	4/3/2026

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UNIT 2 / EXTERIOR PHOTOS



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UNIT 2 / YARD PHOTOS



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UNIT 3 PHOTOS



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UNIT 3 PHOTOS



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