

1830 S 9TH STREET

East Passyunk, Philadelphia 19148

MPN
MALLIN PANCHELLI NADEL
REALTY

RENOVATED DUPLEX IN EAST PASSYUNK FOR SALE



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1601 WALNUT ST, PHILADELPHIA, PA 19102 215.413.4900 ■ www.mpnrealty.com

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About the Property

MPN Realty, Inc., is proud to present the sale of 1830 S 9th Street. Located just across from the BOK Building, this is a well-maintained and recently renovated duplex. The property has two one-bedroom units with separate entrances. Both units feature wood floors, in-unit washer/dryer and outdoor space. Upstairs in 2F provides a beautiful deck and the downstairs 1F unit has access to the rear yard. Both units have separate gas, hot air hear and central air. Located within walking distance to Passyunk Avenue's commercial corridor, this duplex is a prime investor opportunity.



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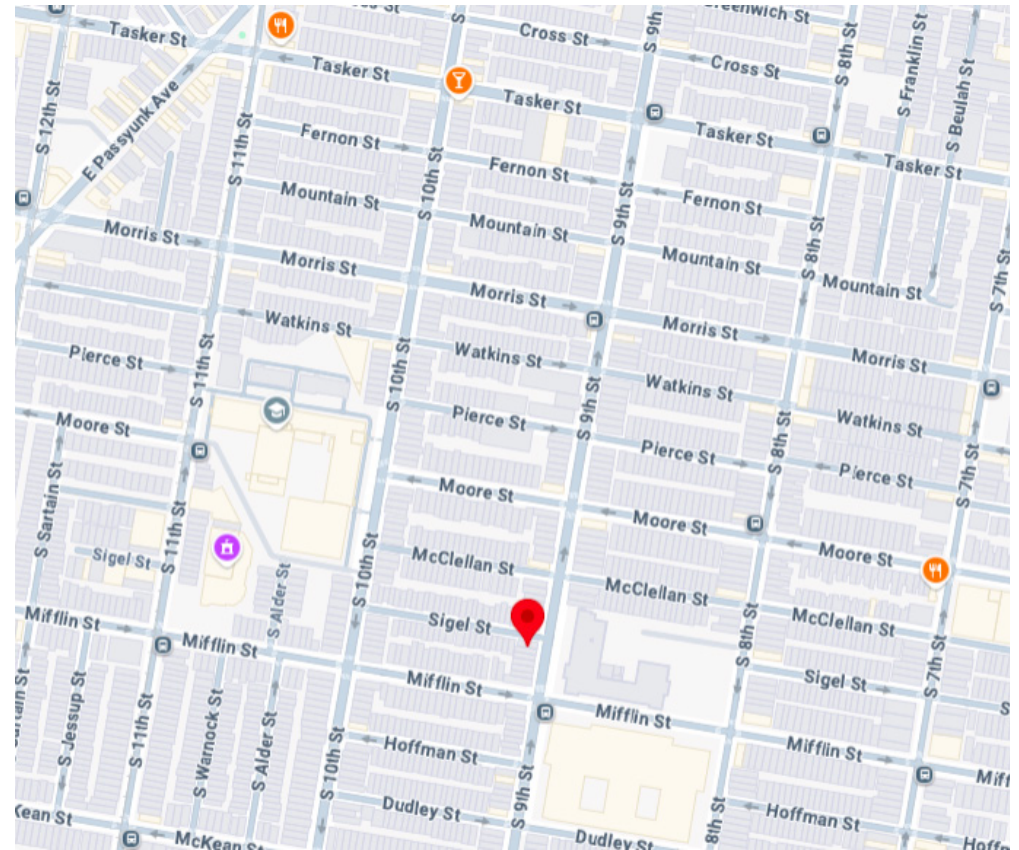
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Property Overview

PROPERTY OVERVIEW

Price	\$429,900
Year Built	1920
Number of Floors	2
Number of Units	2
Unit Mix	Two 1Bd/1Ba
Lot Size	728 SF
Lot Area	52' x 14.33'
Total Area of Building	1,015 SF
Real Estate Tax Assessment 2025	\$257,440
Real Estate Tax 2025	\$4,504.00
Frontage	14'
Zoning	RSA-5
Foundation	Brick/Mortar
Domestic Hot Water	Electric
Heating	Central / Natural Gas
Air Conditioning	Central A/C



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Operating Statement

INCOME	
Scheduled Gross Income	\$35,592
Gross Potential Income	\$35,592
Vacancy @ 3%	-\$1,068
Effective Gross Income	\$34,524
EXPENSES	
Real Estate Tax 2025	\$3,571
Insurance	\$1,200
Utilities	\$800
Repairs	\$1,000
Trash	\$500
Legal/Licenses/Permits	\$126
Management @ 5%	\$1,726
TOTAL EXPENSES	(\$8,923)
NET OPERATING INCOME	\$25,601

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Rent Roll

UNIT	MONTHLY RENT	TENANT REIMBURSEMENT	UNIT TYPE	LEASE EXPIRATION DATE
1F	\$1,470	\$50 (water)	1 Bed / 1 Bath	5/31/25
2F	\$1,496	\$50 (water)	1 Bed / 1 Bath	2/28/26
Monthly Total	\$2,966			
Annual Total	\$35,592			

RESPONSIBILITY FOR UTILITIES

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

Sale Comparable

ADDRESS	SALE PRICE	UNITS	PRICE/UNIT	BLDG SF	PRICE/SF	SALE DATE
715 Cantrell St	\$470,000	2.00	\$235,000.00	1155.00	\$406.93	12/18/2024
728 Daly St	\$463,850	2.00	\$231,925.00	1344.00	\$345.13	1/3/2025
2600 S Percy St	\$325,000	2.00	\$162,500.00	1456.00	\$223.21	8/27/2024
1919 S Camac St	\$425,000	2.00	\$212,500.00	980.00	\$433.67	10/18/2024
1320 McKean St	\$440,000	2.00	\$220,000.00	1000.00	\$440.00	12/17/2024
547 Fernon St	\$400,000	2.00	\$200,000.00	1050.00	\$380.95	10/3/2024

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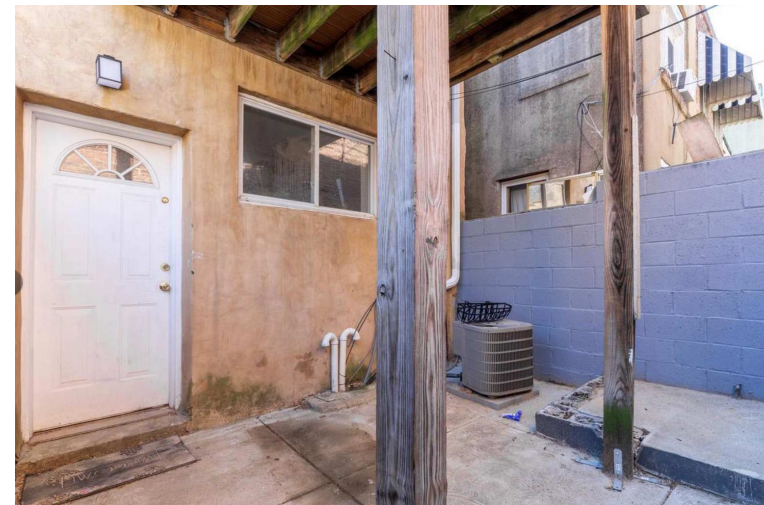
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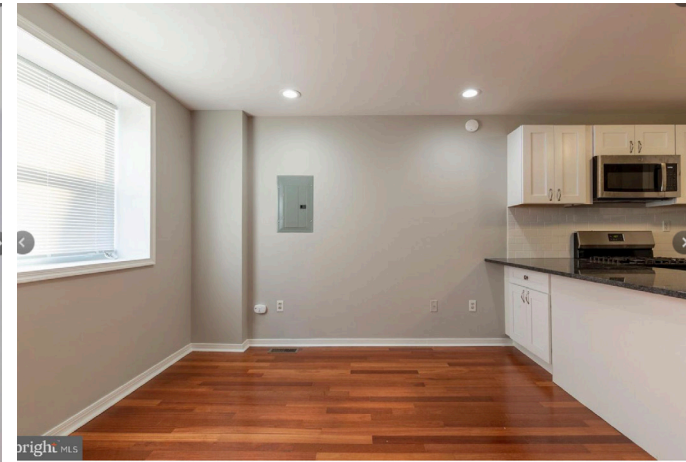
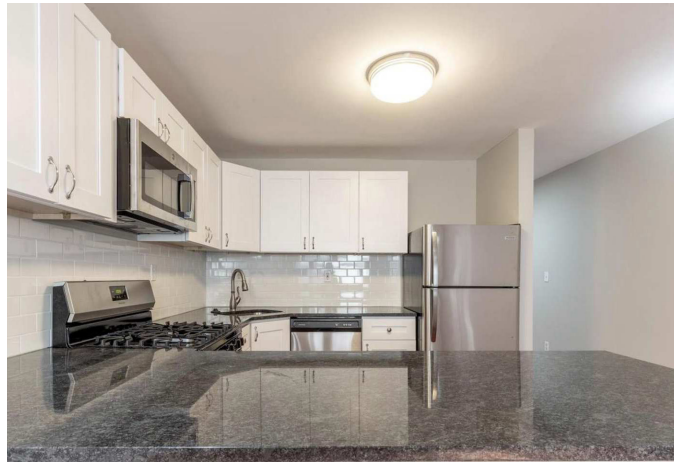
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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Zoning

RSA RESIDENTIAL SINGLE-FAMILY ATTACHED

RSA-5

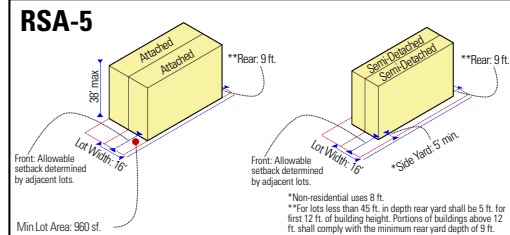


Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Min. Lot Width	16 ft.
Min. Lot Area	Council Districts 1,2,3,7: 960 sq. ft. [2]
	Council Districts 4,5,6,8,9,10: 1,440 sq. ft. [2]
Max. Occupied Area	Intermediate: 75% Corner: 80% [3]
Min. Front Setback	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/5ft. each
	Detached, Corner Lot: 5 ft.
	Semi-Detached: 5 ft.
Min. Rear Yard Depth	9 ft. [7]
Max. Height	38 ft.
Building Types	Detached, Semi-Detached, Attached

Accessory Dwelling Units in RSA-5

Permitted in historic structures or on lots 1,600 sq. ft. or greater	Council Districts 1, 2, 3, 7
Permitted in historic structures only	Council Districts 4, 5, 8, 9
Not permitted	Council Districts 6, 10



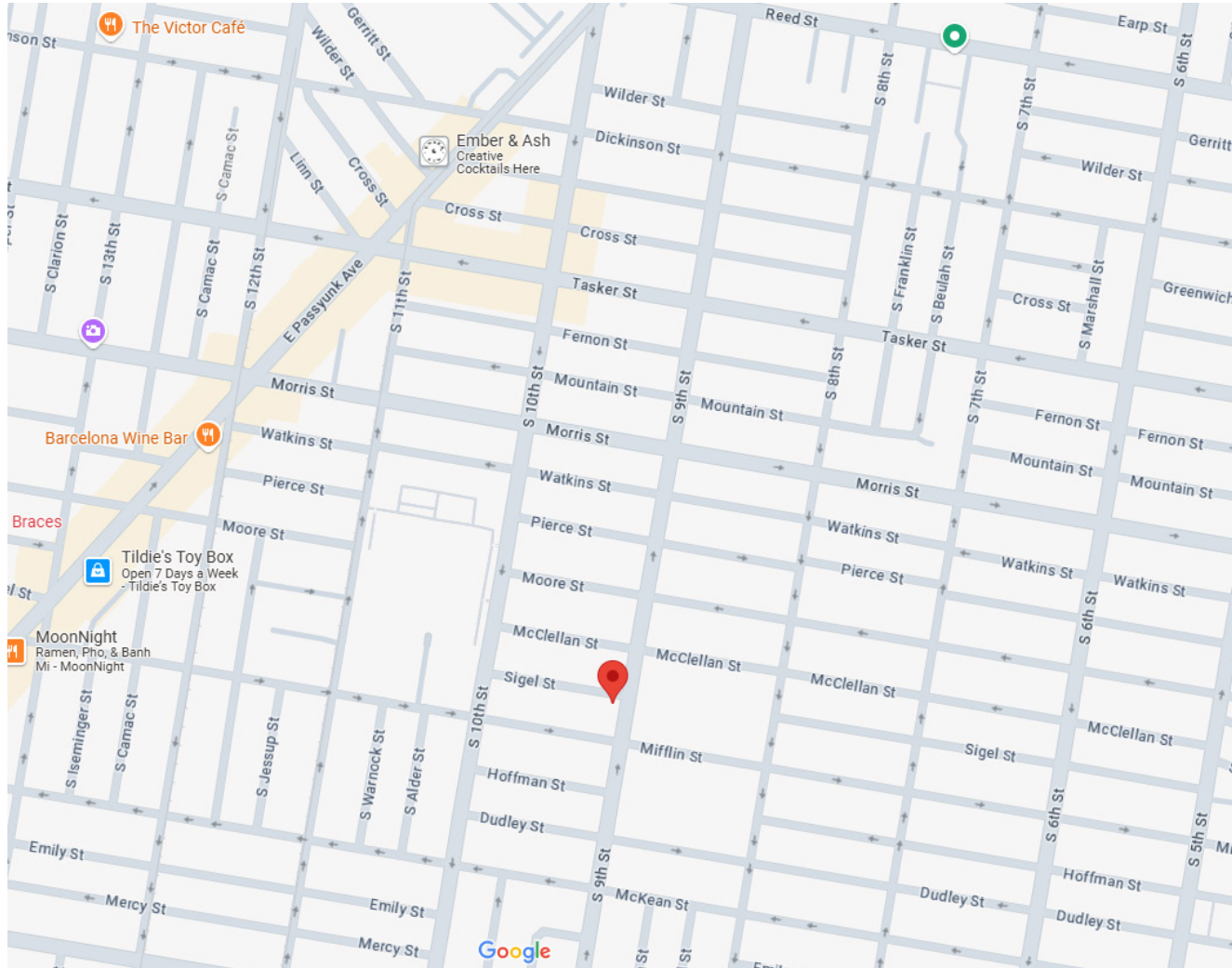
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Aerial Map



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