



FOR SALE

155 Channing Avenue | Malvern

.41 ACRES AVAILABLE

NEWLY RENOVATED MULTIFAMILY ASSET

AVISON
YOUNG

Property overview

STRONG LONG-TERM INVESTMENT POTENTIAL

155 Channing Avenue offers the opportunity to acquire a well-maintained multifamily asset in the heart of Malvern Borough, one of Chester County's most sought-after suburban communities. Situated on a prominent corner parcel, the property combines historic charm with modern upgrades, providing residents with a unique living experience in a highly walkable downtown setting.

Address	155 Channing Avenue, Malvern, PA
Site Size	.41 AC - Parcel # 02-040-0235
Zoning	R4 - Residential
Parking	On-site and public parking
Roof	New 25 year rubber roof
Basement	Full basement - waterproof
Plumbing	New PEX plumbing system
HVAC	Brand new systems with high efficiency
Township	Malvern Borough



Apartment overview

Updates to the apartments include new residential units with separate electrical service for each space. Each apartment is equipped with a new heat pump and individual heating and air conditioning controls, allowing residents to customize their comfort. Separate entrances provide added privacy and convenience, while new plumbing systems ensure ample water pressure throughout. Additionally, 5/8-inch drywall and new insulation have been installed to enhance sound attenuation and create a quieter, more comfortable living environment.

3 Bedroom / 2 Bathroom

3 Bedroom / 1 Bathroom

1st Floor Front: 2 Bedroom / 1 Bathroom

1st Floor Rear: 2 Bedroom / 1 Bathroom



About Malvern

PREMIER CHESTER COUNTY LOCATION

Malvern, Pennsylvania, is a highly sought-after Chester County community located approximately 25 miles west of Center City Philadelphia. Renowned for its historic charm, walkable downtown, and excellent accessibility via Route 202, Route 30, the Pennsylvania Turnpike, and SEPTA Regional Rail, the borough offers an exceptional blend of suburban convenience and small-town character.

Anchored by the vibrant King Street corridor, Malvern features a thriving mix of local restaurants, boutiques, and professional services, complemented by strong schools, a diverse employment base, and proximity to major corporate and healthcare campuses. Its high quality of life, strong property values, and continued investment make Malvern one of the Greater Philadelphia region's premier places to live, work, and invest.



Financials

Income	
3 Bedroom / 2 Bathroom Unit	\$3,500.00
3 Bedroom / 1 Bathroom Unit	\$2,800.00
1st Floor Front: 2 Bedroom / 1 Bathroom Unit	\$2,600.00
1st Floor Rear: 2 Bedroom / 1 Bathroom Unit	\$2,400.00
Monthly Rent	\$11,400.00
Annual Rent	\$136,800.00
Vacancy Factor	\$(6,840.00)
Adjusted Gross Income	\$129,960.00

Operating Expense(s)	
Insurnace	\$3,900.00
Real Estate Taxes	\$7,925.00
Common Utilities	\$3,960.00
Capital Reserve	\$1,949.40
Repairs & Maintenance	\$3,898.80
Management	\$6,498.00
Total Expense	\$28,131.20
Net Operating Income	\$101,828.80



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