

3514 W ALLEGHENY AVE

EAST FALLS | PHILADELPHIA | 19132

FOR SALE

REDEVELOPED TRIPLEX IN EAST FALLS

MPN
MALLIN PANCHELLI NADEL
REALTY



ABOUT THE PROPERTY

3514 W ALLEGHENY AVE

MPN Realty, Inc. is proud to present the exclusive sale of 3514 W Allegheny Avenue, a newly redeveloped 2,025 SF triplex offering a unique opportunity for an owner-occupant or investor.

This three-story multifamily building features three (3) residential units, including one (1) 2-bedroom/1-bath unit and two (2) 1-bedroom/1-bath units, along with an expansive backyard. Each unit is equipped with individual washer/dryer hookups. The property has received its Certificate of Occupancy and includes three (3) rental licenses.

Delivered completely vacant, the building has never been occupied since its redevelopment, providing a rare opportunity for a buyer to select their own tenants or occupy one of the units while generating income from the remaining apartments.

Situated just off Ridge Avenue, the property offers close proximity to Main Street Manayunk, easy access to Kelly Drive and I-76, and a Walk Score of 82. Its convenient location near Fairmount Park, Thomas Jefferson University, and the growing restaurant and retail scene of East Falls makes this an attractive multifamily opportunity.



PROPERTY OVERVIEW

3514 W ALLEGHENY AVE

PROPERTY OVERVIEW

Price	\$515,000
Year Built	1930
Year Renovated	2025
Number of Buildings	1
Number of Floors	3
Number of Units	3
Unit Mix	UNIT 1 First Floor 2 bed/1 bath UNIT 2 Second Floor 1 bed/1 bath UNIT 3 Third Floor 1 bed 1 bath
Foundation	Stone and Masonry
Exterior	Brick
Roofing	Flat with coating
Electric	Separately metered, paid by tenant
Domestic Hot Water	Separately metered, paid by tenant
Gas	N/A
HVAC	Ductless mini splits
Flooring	LVT & Hardwood
Fire Protection	Hard wired smoke and fire system
Intercom System	Video intercom
Laundry	In unit hook ups

CITY RECORDS DATA

Lot Size	23.01' x 101.15'
Lot Area	2,320 SF
Total Area of Building	2,025 SF
Real Estate Tax Assessment 2027	\$317,800
Real Estate Tax 2027	\$4,449
Surface Parking	N/A
Zoning	RSA-5

OPERATING STATEMENT

3514 W ALLEGHENY AVE

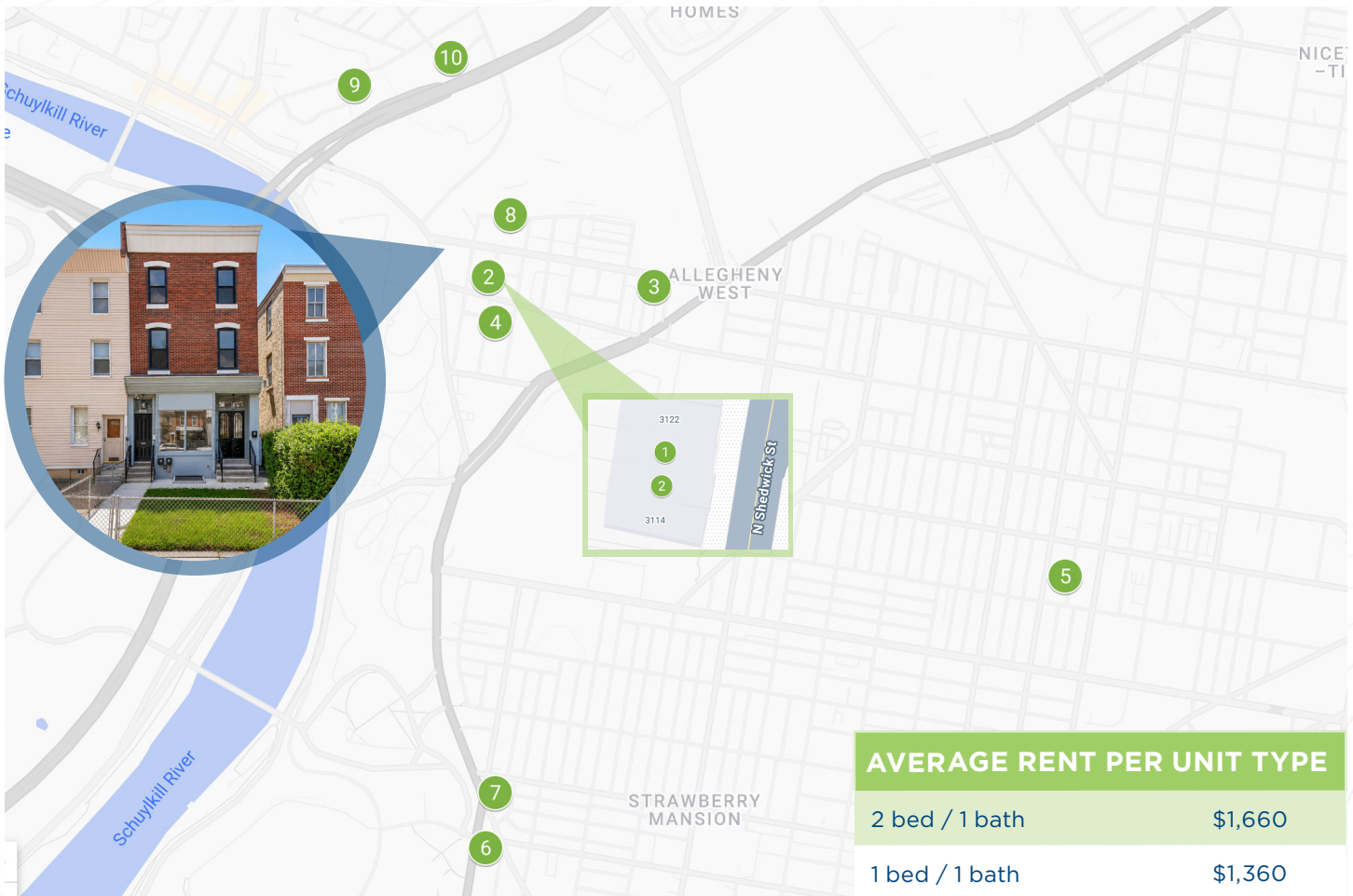
INCOME		PRO-FORMA
Gross Potential Income		\$52,800
Vacancy Factor (5%)		(\$2,640)
EFFECTIVE GROSS INCOME		\$50,160
EXPENSES		
Real Estate Tax 2027		\$4,449
Insurance		\$4,500
Water & Sewer		\$1,260
Repairs & Maintenance (Projected)		\$3,000
Licenses (3x69)		\$207
Management @ 5%		\$2,508
TOTAL EXPENSES		(\$15,924)
NET OPERATING INCOME		\$34,236

PROJECTED RENT ROLL

UNIT	PROJECTED MONTHLY RENT	UNIT TYPE
1	\$1,700	2 bed + 1 bath
2	\$1,400	1 bed + 1 bath
3	\$1,300	1 bed + 1 bath
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	

RENT COMPARABLES

3514 W ALLEGHENY AVE



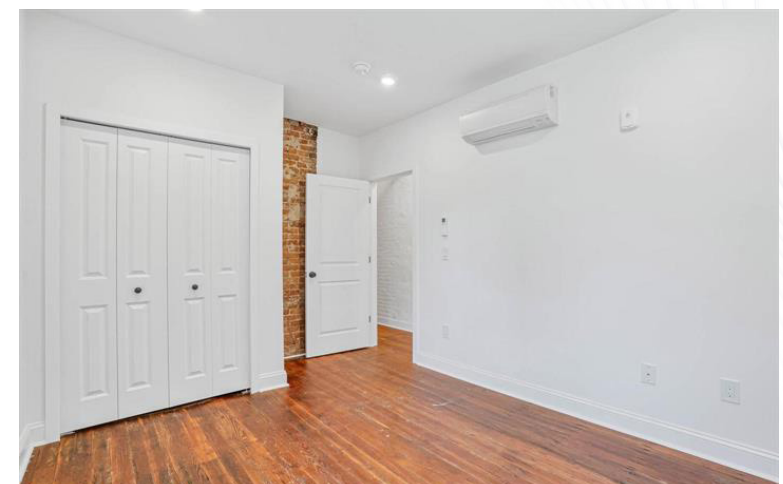
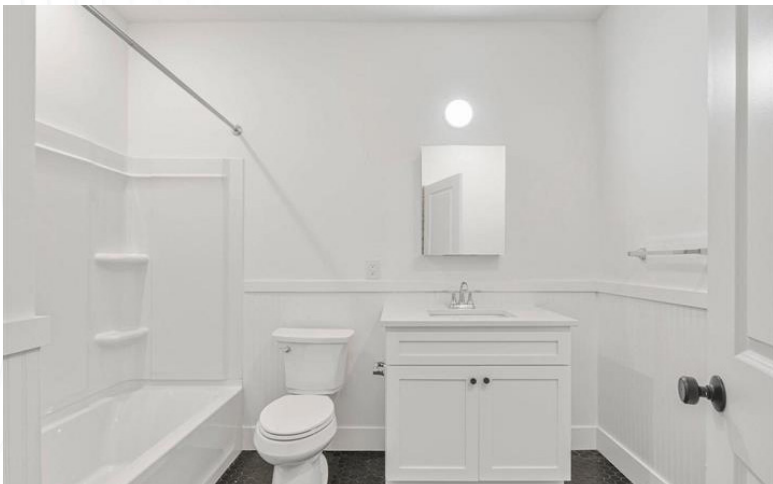
AVERAGE RENT PER UNIT TYPE

2 bed / 1 bath	\$1,660
1 bed / 1 bath	\$1,360

	ADDRESS	UNIT TYPE	SF	MONTHLY RENT	PRICE/SF	LEASE DATE
1	3120 N Shedwick St	2 bed/1 bath	836	\$1,550	\$1.85	8/1/25
2	3118 N Shedwick St	2 bed/1 bath	836	\$1,550	\$1.85	4/25/26
3	3138 W Allegheny Ave #B	2 bed/1 bath	1,408	\$1,600	\$1.14	Active
4	3410 W Commissioner St #4	2 bed/1 bath	775	\$1,850	\$2.39	2/24/26
	3410 W Commissioner St #3	2 bed/1 bath	775	\$1,750	\$2.26	4/26/26
5	2826 N Croskey St	1 bed/1 bath	1,200	\$1,400	\$1.17	Active
6	2251 N 33rd St #1B	1 bed/1 bath	850	\$1,412	\$1.66	11/20/25
7	2319 N 33rd St #3	1 bed/1 bath	1,100	\$1,375	\$1.25	5/26/26
8	3411 W Westmoreland #1	1 bed/1 bath	750	\$1,250	\$1.67	8/12/25
9	3568 Indian Queen Ln #2	1 bed/1 bath	700	\$1,425	\$2.04	3/13/26
10	3309 Conrad St #2	1 bed/1 bath	700	\$1,299	\$1.86	7/1/26

PROPERTY PHOTOS

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ALEXANDRA CHAREN 267.546.1732 | ACHAREN@MPNREALTY.COM

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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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NEIGHBORHOOD MAP

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