

x002495000 3br (11202 USD)

Location **Pennsylvania**
<https://www.genclassifieds.com/x-317041-z>

Contact info:
Dave Clark | Creative Angles Real Estate, LLC | | WONT LAST LONG!!!! What a deal!!!! Great Fixer
Upper Row/Townhouse (Holmesburg/Torresdale) Tolbut St, Philadelphia, PA 19136 \$95,000 KEY
FEATURES
Sq Footage: 1120 sqft.
Bedrooms: 3 Beds
Bathrooms: 1.5 Baths
Floors: 3
Parking: 2 Off street
Laundry: In Unit
Lot Size: 1536 Square Feet
Property Type: Townhouse

DESCRIPTION Call or Text me today!!! This will NOT last and I repeat will NOT last. We have a row/townhouse right off of Academy Road and Frankford Ave. Property is located at the 4000 block on Tolbut Street in Philadelphia, Pa. 19136. Zoned R9A. (residential) It's a 3 bedroom, 1.5 bath with a finished basement with a one car garage that needs updating. There is street and off street parking in rear of the house with a garage as well. All appliances including a new washer and dryer will be staying in the property. It has the original hardwood floors in it which are not in bad condition what do ever. The house will need to be updated and or completed. Homeowner had started multiple projects but just has

not had the time to actually complete them. Property is on a GREAT street where all the properties are in good condition and should be great for investors. The street is a 50' wide street with a lot of support. The house is on a lot that should need approximately 30% of the cost could get a 30% asking price. The retail end of the street is a summer home. It is a beautiful place to live and it is a great investment. It is a 1000 per month. It is a walking distance to multiple shopping centers and schools. The store is a big fast food establishment. There will only be one 2 hour showing and you can text me for the date and time. Looking for an investor with a cash offer!! Call or Text me ANYTIME for more info.



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4526 Tolbert Street
Philadelphia, Pa. 19116
3 bed, 1.5 bath, finished basement, 1120 sq.ft, (72 days on the market.) Sold for 158k on 7-31-2014

4530 Carwithan Street
Philadelphia, Pa. 19136
3 bed, 1 bath, finished basement, updated. 1120 sq.ft. (85 days on the market.) Sold for 140k on 9-01-2014

4554 Tolbert Street
Philadelphia, Pa. 19136
3 bed, 1.5 baths, 1120 sq.ft. basement NOT finished, (62 days on market) Sold for 145k on 8-1-2014

ACTIVE COMPS:

4447 Tolbut Street
Philadelphia, Pa. 19136
3 bed, 1 bath, 1120 sq.ft., remodeled bath, and updated through out. Asking \$144,900.

4538 Tolbut Street
Philadelphia, Pa. 19136
3 bed, 1.5 bath, Finished Basement
Asking \$149,900

PROPERTY FEATURES Living room Dining room Storage space Basement Range /
Oven Refrigerator Lawn Cable-ready Hardwood floor Skylights
COMMUNITY FEATURES Near
transportation Off-street parking On-street parking Garage - Attached

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