

**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  
24 hours and should have owners who are strong business supporters. A house  
could be used need approximately 30 minutes could go with asking price for retail end  
like with summer sale up to a buy one plate improvement present it to buy one 100 per cent  
more time walking through multiple shopping centers. Own the store. We are fast for  
establishments. 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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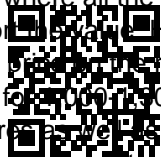
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4526 Tolbert Street  
Philadelphia, Pa. 19116  
3 bed, 1.5 bath, finished basement, 1120 sq.ft, (72 days on the market.) Sold for 158k on 7-31-2014

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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