

**x002495000 3br (11202 USD)**



Location

**Pennsylvania**

<https://www.genclassifieds.com/x-317045-z>



Contact info:

Dave Clark | Creative Angles Real Estate, LLC | | Attention Investors!!!! Northeast Philadelphia \*\*\*\*\*ONE TIME SHOWING ON SUNDAY MARCH 22, 2015 FROM 1:00 PM - 3:00 PM\*\*\*\*4442 Tolbut St, Philadelphia, PA 19136\$95,000 KEY FEATURES

Year Built: 1961

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**WONT LAST LONG!!!! What a deal!!!! Great Fixer Upper Row/Townhouse (Holmesburg/Torresdale)

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. A few updates include a new washer and dryer to be stored in the proper area, the original hardwood floors which are in good condition, new doorknobs, new locks, new hardware, new carpeting, new paint, new windows, new roof and multiple updates but just to name a few. The property is in great condition and complete the property is on a corner street where all the properties are maintained and pride in ownership. There are strong comps to support the value. House to be complete would need approximately 30k and you could get a 160k asking price on the retail end or not more with a summer wholesale, OR do a builders grade improvement and rent it for 1,000-1,300 per month. Property is walking distance to multiple shopping centers, convenience stores as well as fast food 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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Sold Comps:

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 FEATURESLiving roomDining roomStorage spaceBasementRange /  
OvenRefrigeratorLawnCable-readyHardwood floorSkylightsCOMMUNITY FEATURESNear  
transportationOff-street parkingOn-street parkingGarage - Attached

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