

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

DESCRIPTIONWONT 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 lot of storage space. All appliances including a washer and dryer are still in the property. The house has hardwood floors, which are in good condition. There do ever have a few things that need to be replaced or completely replaced. There are multiple projects but just need the time to do them. The house is on a quiet street with a lot of property value. The house is in great condition 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. Not more with a summer sale, 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 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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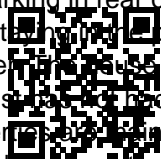
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Sold Comps:

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 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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