

4139 W GIRARD AVE
EAST PARKSIDE, PHILADELPHIA 19104



5-UNIT MULTIFAMILY INVESTMENT

SAMANTHA MILLER 215.692.3107 ■ smiller@mpnrealty.com **ALEXANDRA CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

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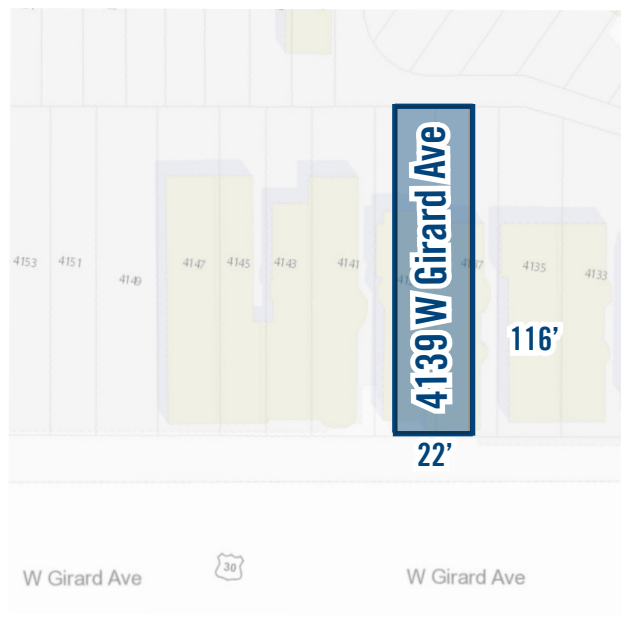
About the Property

MPN Realty, Inc., is proud to present the exclusive sale of 4139 W Girard Ave, a 3,111 SF multifamily property located in the East Parkside neighborhood of Philadelphia. This three-story building consists of five (5) residential units, including three (3) 1 bedroom/1-bath units, one (1) 2-bedroom/2-bath unit, and one (1) studio unit. Situated in a rapidly developing area with close proximity to Fairmount Park and Center City, East Parkside continues to see increased investor interest driven by strong rental demand and neighborhood growth caused by its easy commuter positioning. Buyer is responsible for use and occupancy.

Disclosure: Building renovation was completed in 2021 but did not obtain final CO. Rental licenses were obtained at this time, but are not currently active. Per a preliminary review by a local zoning attorney, inspection logs show the project passed framing, insulation, and a Prefinal Walkthrough in June 2022. Plumbing and electrical inspections were also completed and passed. However, the permits have a current “expired” status because the Final Inspection was not completed. Seller can provide copies of all original building plans and MEP plans. Buyers are responsible for reinstating the building and MEP permits and coordinating the final close-out inspections to secure the CO.

THIS IS NOT LEGAL ADVICE OF ANY KIND. BUYERS SHOULD CONDUCT THEIR OWN DUE DILIGENCE.

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Property Overview

Property Overview	
Price	\$679,000
Year Built	1915
Year Renovated	2021
Number of Buildings	One (1)
Number of Floors	Three (3)
Number of Units Licensed/Zoned	Five (5) *C/O and rental licenses needed
Unit Mix	Three (3) 1 Bed/ 1 Bath One (1) 3 Bed / 2 Bath One (1) 2 Bed/ 2 Bath
Lot Size*	22' x 116'
Lot Area*	2,552 SF
Total Area of Building*	3,111 SF
Real Estate Tax Assessment 2026*	\$249,700
Real Estate Tax 2026*	\$3,495.30
Zoning	RSA-3
Foundation	Stone and Masonry
Exterior	Brick
Roofing	Flat Tar
Electric	Separately Metered, Paid by Tenant
Domestic Hot Water	Separately Metered, Paid by Tenant
Gas	N/A
HVAC	Ductless Splits (Units 2, 3, and 4) and Central (Units 1 & 5)
Flooring	LVT
Fire Protection	Hard-wired Smoke and Fire System
Laundry	In-Unit

*Per City of Philadelphia

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Operating Statement

INCOME	TOTAL
Gross Potential Rent	\$69,840
Water & Sewer Fees Etc.	\$2,100
Gross Potential Income	\$71,940
Vacancy @ 5%	(3,597)
Effective Gross Income	\$68,343
EXPENSES	
Real Estate Tax 2026	\$3,495
Insurance (Estimated)	\$3,000
Electric (Common) (Estimated)	\$1,000
Water and Sewer (Estimated)	\$4,500
Repairs and Maintenance (Estimated)	\$4,800
Fire Alarm Services (Estimated)	\$755
Trash (Estimated)	\$590
Legal/Licenses/Permits (Estimated)	\$345
Snow Removal/Pest Control (Estimated)	\$500
Management @ 5%* (Estimated)	\$3,417
Total Expenses	(\$22,402)
Net Operating Income	\$45,941

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Rent Roll

UNIT	Unit Type	In-Place Rents	Lease Start	Lease End	Market Rents
1	1 Bedroom/ 1 Bathroom	\$1,000	Month to month	Month to month	\$1,050
2	1 Bedroom/ 1 Bathroom	\$1,155	01/4/2023**	12/31/2023**	\$1,225
3	Studio	\$900	Newly Vacant	Newly Vacant	\$950
4	1 Bedroom/ 1 Bathroom	\$1,425	11/1/2025	10/31/2026	\$1,495
5	2 Bedroom/ 2 Bathroom	\$1,050	03/1/2024**	02/28/2025**	\$1,100
Monthly Total		\$5,530			\$5,820
Annual Total		\$66,360			\$69,840

**Now month to month

RESPONSIBILITY FOR UTILITIES	
Electric	Tenant
Heating/Air Conditioning	Tenant
Water and Sewer	Landlord
Domestic Hot Water	Tenant

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Property Photos (Interior)



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Property Photos



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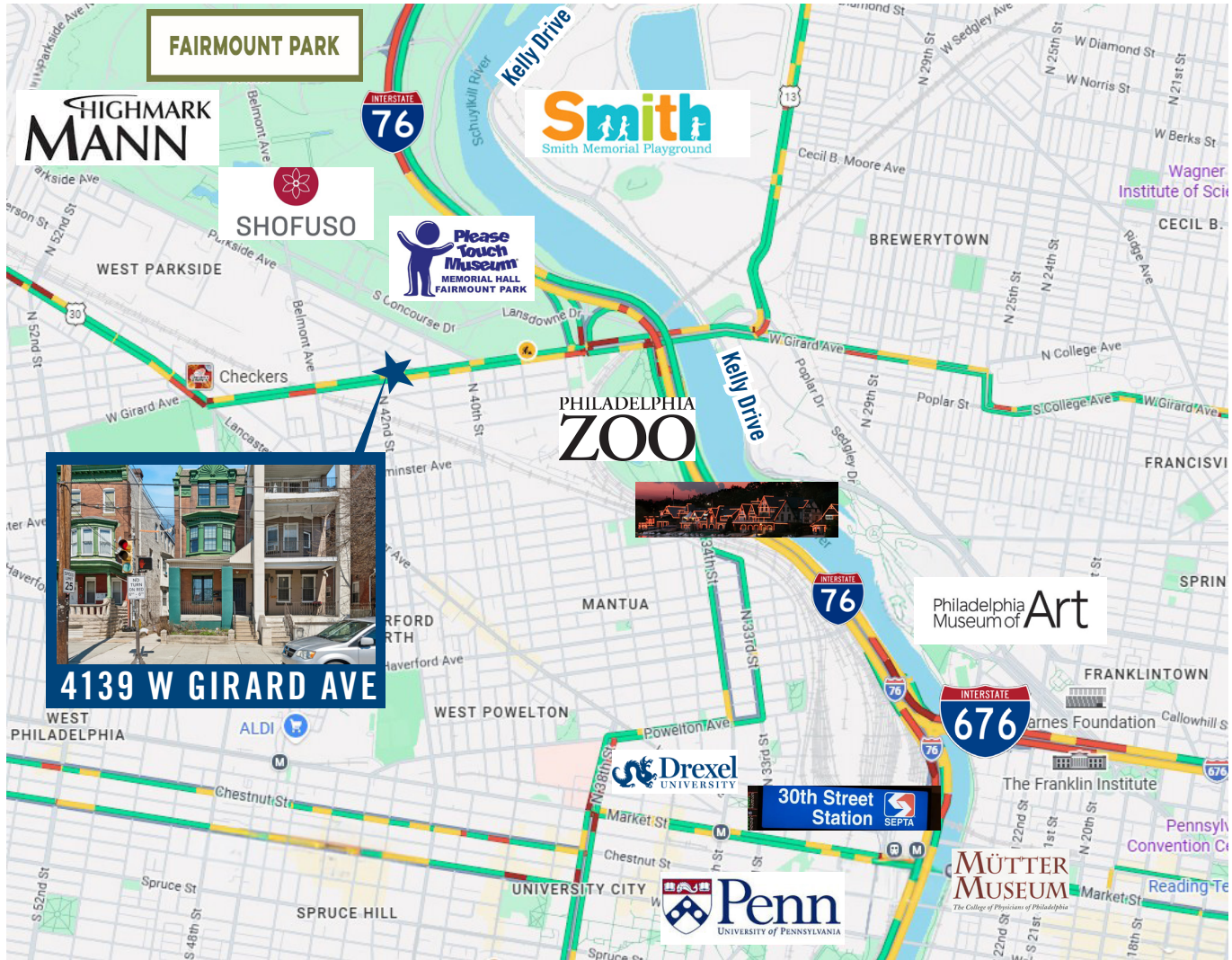
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Aerial View



Walk Score®

Bike Score
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DEMOGRAPHICS (within 1 mile)

Residents	29,659
Average household income	\$47,154
Est. Daytime population	7,492

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Rent Comps



AVG RENT PER UNIT TYPE	
Studio	\$825
1 Bed/ 1 Bath	\$1,140.63
2 Bed/ 2	\$1,380
3 Bed/ 2	\$1,505

ADDRESS	UNIT TYPE	SQFT	MONTHLY RENT	PRICE / SF	LEASE DATE
4216 Westminster Ave #1	Studio	700	\$850	\$1.21	10/31/2024
4211 W Girard Ave #2R	Studio	700	\$800	\$1.14	11/20/2024
836 N 42nd St #2	1 Bed/ 1 Bath	500	\$1,125	\$2.25	2/18/2026
978 N 45th St #1	1 Bed/ 1 Bath	1,060	\$900	\$0.85	1/5/2026
929 N 40th St #D	1 Bed/ 1 Bath	Not Provided	\$1,300	N/A	10/22/2025
4240 W Girard Ave #1R	1 Bed/ 1 Bath	600	\$1,050	\$1.75	8/12/2025
4320 Wyalusing Ave	1 Bed/ 1 Bath	600	\$1,000	\$1.67	5/9/2025
4145 W Girard Ave #3	1 Bed/ 1 Bath	600	\$1,350	\$2.25	6/17/2025
4243 Mantua Ave #2	1 Bed/ 1 Bath	550	\$1,100	\$2.00	4/1/2025
4148 Mantua Ave #2	1 Bed/ 1 Bath	600	\$1,300	\$2.17	2/15/2025
863 N 43rd St	2 Bed/ 2 Bath	Not Provided	\$1,400	N/A	4/4/2026
930 N 45th St	2 Bed/ 2 Bath	980	\$1,295	\$1.32	7/14/2025
810 Holly St #2	2 Bed/ 2 Bath	1,200	\$1,450	\$1.21	5/16/2025
937 N 45th St	2 Bed/ 1.5 Bath	988	\$1,375	\$1.39	7/31/2025

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About the Neighborhood: East Parkside

East Parkside is a historic and evolving neighborhood in West Philadelphia, ideally situated along the eastern edge of Fairmount Park and just minutes from University City and Center City. Known for its classic rowhomes, tree-lined streets, and proximity to one of the largest urban park systems in the country, the neighborhood offers a quieter residential atmosphere while still providing convenient access to major employment hubs, universities, and cultural institutions. Its location along Parkside Avenue places it near notable landmarks like Memorial Hall and the Please Touch Museum, while also providing easy access to outdoor recreation along Kelly Drive, scenic waterfront views at Boathouse Row, and expansive green space throughout Fairmount Park. Residents can also enjoy nearby attractions such as the Philadelphia Zoo and the Benjamin Franklin Parkway, which connects to world-renowned institutions including the Philadelphia Museum of Art and the Barnes Foundation.



While East Parkside itself maintains a more residential feel, it is surrounded by vibrant dining, entertainment, and lifestyle amenities in nearby neighborhoods like Fairmount and Brewerytown, offering a growing mix of cafés, restaurants, and local breweries, as well as venues like the Mann Center for the Performing Arts. In recent years, the neighborhood has gained attention as an emerging area with strong growth potential, driven by ongoing revitalization efforts and its strategic location near major development corridors. With relatively affordable housing compared to surrounding areas, East Parkside continues to attract investors, young professionals, and first-time homebuyers seeking value, green space, and connectivity, positioning it as a neighborhood on the rise within Philadelphia's evolving real estate landscape.



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