

1829 N 33RD ST

STRAWBERRY MANSION, PHILADELPHIA 19121

MPN
MALLIN PANCHELLI NADEL
REALTY



4-UNIT MULTIFAMILY INVESTMENT

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

1

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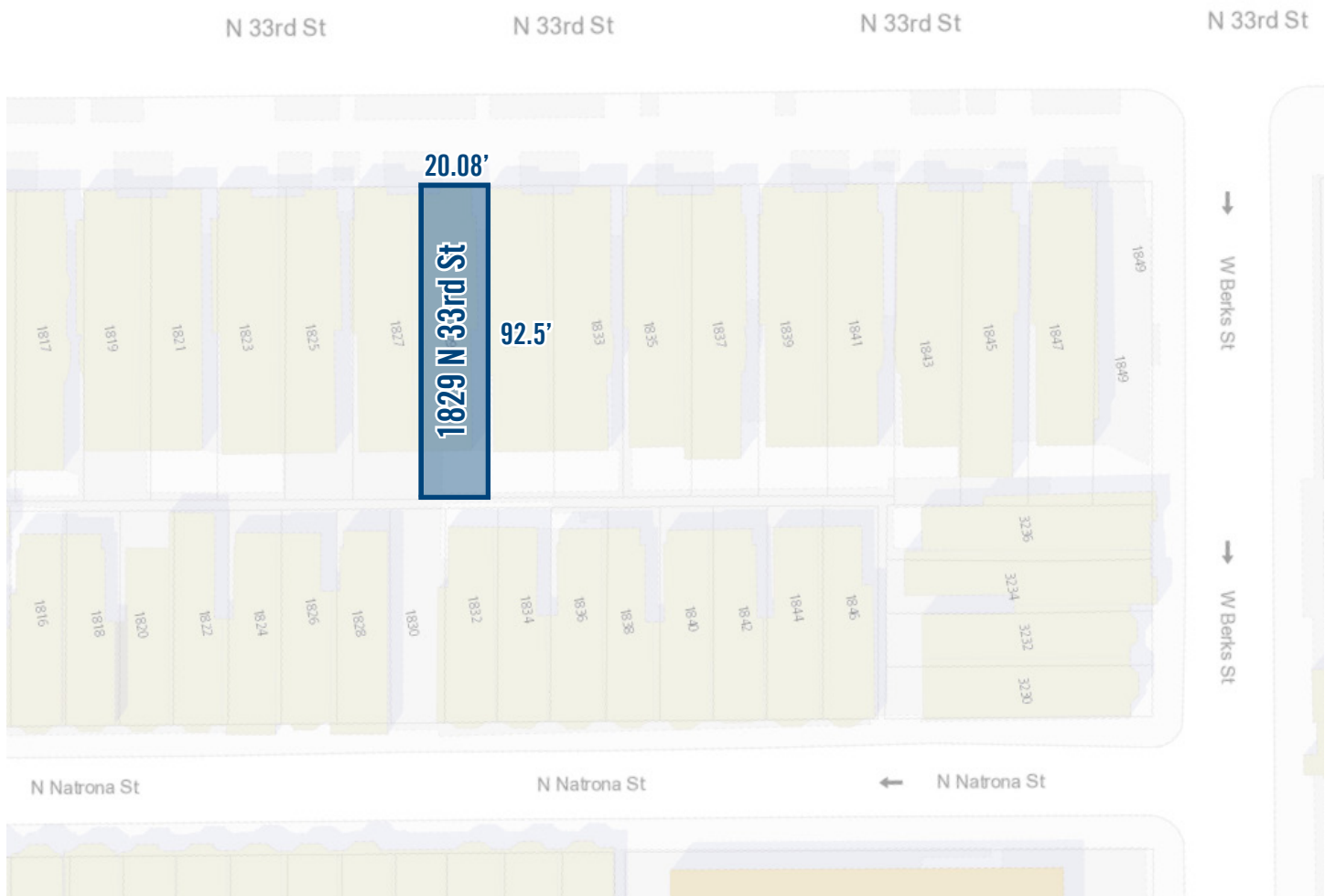
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About the Property

MPN Realty, Inc., is proud to present the exclusive sale of 1829 N 33rd Street, a 3,271 SF multifamily property located in the Strawberry Mansion 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) 3-bedroom/2-bath unit. The property is currently licensed for four (4) units, presenting a unique opportunity for an owner-occupant. The 5th unit is not part of the zoning nor is licensed. Situated in rapidly developing area with close proximity to Fairmount Park and Center City, Strawberry Mansion continues to see increased investor interest driven by strong rental demand and neighborhood growth.



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2

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Property Overview

Property Overview	
Price	\$695,000
Year Built	1915
Year Renovated	2019
Number of Buildings	One (1)
Number of Floors	Three (3) plus basement
Number of Units Licensed/Zoned	Four (4) *plus bonus unit for owner
Unit Mix	Three (3), 1 bed/1 bath One (1), 3 bed/2 bath One (1), 2bed/2 bath Has 4-unit rental license
Lot Size*	20.08' x 92.5'
Lot Area*	1,836 SF
Total Area of Building*	3,271 SF
Real Estate Tax Assessment 2026*	\$226,900
Real Estate Tax 2026*	\$3,223.79
Zoning	RM-1
Foundation	Stone and Masonry
Exterior	Brick
Roofing	Shingles
Electric	Separately metered, paid by tenant
Domestic Hot Water	Separately metered, paid by tenant
Water & Sewer	One (1) water meter for building
HVAC	Two (2) units of Central Air Three (3) on Ductless Mini Splits
Flooring	LVT
Fire Protection	Hard-wired smoke and fire system
Laundry	In-Unit

*Per City of Philadelphia

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3

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Operating Statement

INCOME	TOTAL
Scheduled Gross Income (Not includ. 5th unit)	\$64,500 (Proforma)
Water & Sewer Fees Etc.	\$2,100
Gross Potential Income	\$66,600
Vacancy @ 5%	(\$3,330)
Effective Gross Income	\$63,270
EXPENSES	
Real Estate Tax 2026	\$3,176
Insurance	\$3,000
Electric (common)	\$1,000
Water and Sewer	\$3,600
Repairs and Maintenance	\$4,800
Fire Alarm Services	\$755
Trash	\$590
Legal/Licenses/Permits	\$276
Snow Removal/Pest Control	\$500
Management @ 5%*	\$0
Total Expenses	(\$17,697)
Net Operating Income	\$45,673

*Removed for potential owner/occupant to self manage

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Rent Roll

UNIT	Monthly Rent	Unit Type	Lease Start	Lease End	Projected Rents
1	\$1,500	2 bed/2 bath	N/A	N/A	\$1,450
2	\$1,050	1 bed/1 bath	2/20/26	2/28/27	\$1,250
3	Vacant	1 bed/1 bath	N/A	N/A	\$1,100
4	\$1,500	3 bed/2 bath + backyard access	3/14/25	2/28/26	\$1,750
5	Vacant	1 bed	N/A	N/A	N/A
Monthly Total	\$2,550				\$5,375
Annual Total	\$30,600				\$64,500

RESPONSIBILITY FOR UTILITIES

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

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5

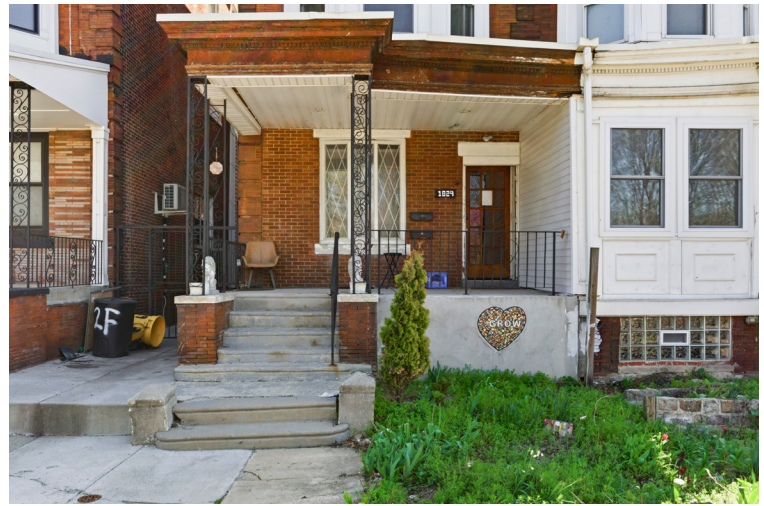
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Property Photos (Exterior)



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6

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Property Photos (Interior)



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7

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9

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Aerial View



Walk Score®



DEMOGRAPHICS (within 1 mile)

Residents	37,915
Average household income	\$69,333
Est. Daytime population	4,776

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10

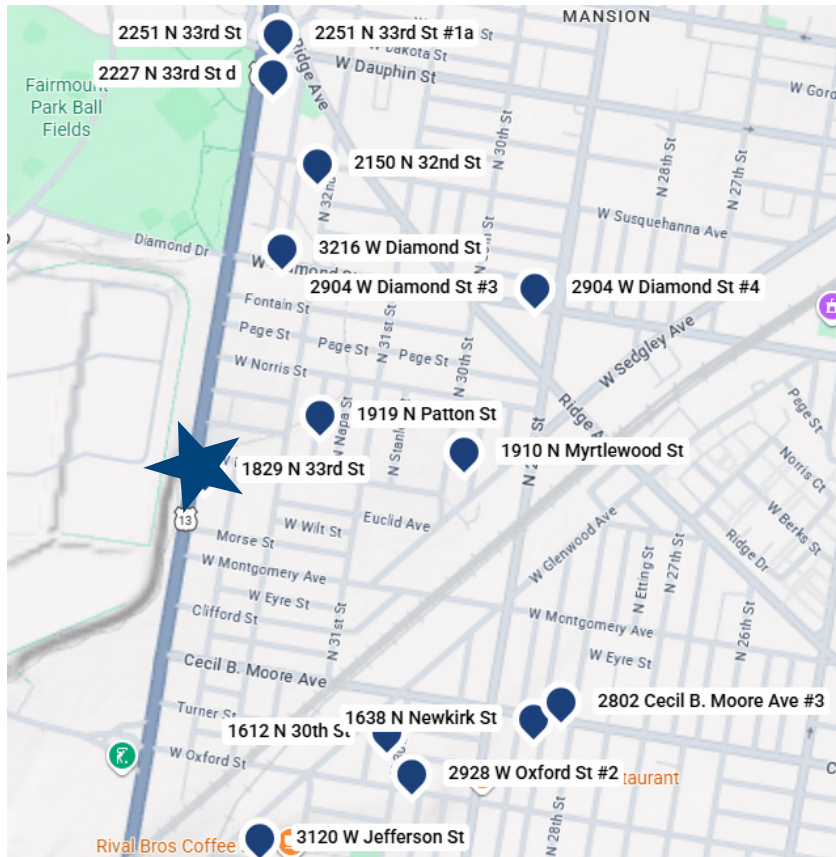
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Rent Comps



AVG RENT PER UNIT

1 Bed/1 Bath	\$1,348.14
2 Bed/2 Bath	\$1,466.67
3 Bed/2 Bath	\$1,505

ADDRESS	UNIT TYPE	SQFT	MONTHLY RENT	PRICE / SF	LEASE DATE
2251 N 33rd St	1 Bed/1 Bath	850	\$1,412	1.66	11/20/2025
1612 N 30th St #1	1 Bed/1 Bath	1,815	\$1,390	0.77	2/1/2026
2928 W Oxford St #2	1 Bed/1 Bath	900	\$1,250	1.39	9/5/2025
3120 W Jefferson St	1 Bed/1 Bath	700	\$1,595	2.28	8/14/2025
2150 N 32nd St #1	1 Bed/1 Bath	900	\$1,095	1.22	7/31/2025
2251 N 33rd St #1A	1 Bed/1 Bath	850	\$1,500	1.76	7/1/2025
2227 N 33rd St #D	1 Bed/1 Bath	758	\$1,195	1.58	4/21/2025
1919 N Patton St	3 Bed/ 2 Bath	918	\$1,475	1.61	3/31/2026
3216 W Diamond St	3 Bed/ 2 Bath	1,447	\$1,775	1.23	1/2/2026
1638 N Newkirk St	3 Bed/ 2 Bath	1,050	\$1,395	1.33	10/16/2025
1910 N Myrtlewood St	3 Bed/ 2 Bath	880	\$1,345	1.53	11/4/2025
2904 W Diamond St #3	2 Bed/2 Bath	1,000	\$1,350	1.35	12/18/2025
2904 W Diamond St #4	2 Bed/2 Bath	1,000	\$1,450	1.45	3/12/2026
2802 Cecil B Moore #3	2 Bed/2 Bath	1,200	\$1,600	1.33	6/20/2025

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11

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About the Neighborhood: Strawberry Mansion

Strawberry Mansion in the Northwest area of Philadelphia. Its name is as charming as the story of where it came from; a restaurant that served decadent strawberries and cream back in 1846. Once a predominantly Jewish neighborhood and home to some of the wealthiest Philadelphians, in 2000, Strawberry Mansion had some of the lowest home prices in Philly. Today you will find low and high priced homes mixing in various neighborhood pockets. Close proximity to East Fairmont Park means new construction moving in, and renovations are becoming more popular in this area.

THE MANSION

Historic Strawberry Mansion is celebrated as the largest of the Fairmount Park Historic Houses, and filled with antiques, fine art, and collectible treasures from the eighteenth and nineteenth century. Formerly known as "Summerville," the center section of Strawberry Mansion was built in the Federal style in 1789 by renowned abolitionist lawyer, judge, and state legislator William Lewis.



THE EARLY YEARS

Summerville's second prominent resident, Judge Joseph Hemphill, added the two expansive Greek Revival wings which create the exterior facade today. During the period from 1846 to 1867, when farmers renting the mansion served strawberries and cream to the public, Historic Strawberry Mansion received its current name – which was later extended to the adjacent Philadelphia neighborhood of Strawberry Mansion. Formerly known as "Summerville," the center section of Strawberry Mansion was built in the Federal style around 1789 by renowned lawyer, judge and state legislator, William Lewis (1752-1819). During his lifetime, Lewis dominated the American legal field and took on countless high profile cases involving slavery, British debts, privateering, and most famously, the Aaron Burr treason case. He is credited for drafting the first law in the US abolishing slavery and was an advisor to both George Washington and Alexander Hamilton. Summerville's second prominent resident, Judge Joseph Hemphill (1770-1842), added the two expansive Greek Revival wings which create the exterior of the house as we recognize it today. Hemphill had a distinguished record, serving as Judge of Philadelphia's District Court, being elected six times to Congress and completing three terms in Pennsylvania's House of Representatives. Hemphill also invested in pottery manufacturing, producing with William Ellis Tucker "Tucker-Hemphill" porcelain.

THE PARK YEARS

Hemphill's death 1842 led to the mansion being rented to many tenants, including the gardeners responsible for the new name "Strawberry Mansion." In 1868, Strawberry Mansion became part of Fairmount Park and was used as a restaurant. During the Victorian period, Strawberry Mansion became an immensely popular institution that gave its name to the nearby neighborhood and adjacent bridge over the Schuylkill. The mansion continued to be a restaurant and popular picnic spot into the twentieth century. During the preparations for the sesquicentennial (150th anniversary) of the United States in 1926, a group of civic-minded women formed the Committee of 1926 and took over the administration of the building as a historic house museum. Strawberry Mansion has extensive grounds and features a large collection of American and European decorative arts and antiques in its many rooms, including a rare Empire style ballroom with original furniture. — www.visitphilly.com

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12

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