

236 BUCKINGHAM PLACE

Spruce Hill, Philadelphia 19104

MPN
MALLIN PANCHELLI NADEL
REALTY

TRIPLEX FOR SALE IN SPRUCE HILL



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About the Property

Seller owns additional real estate in the same immediate area and would consider a portfolio sale. Contact broker for more information.

PROPERTY OVERVIEW

Price	\$650,000
Number of buildings	1
Number of Floors	3
Number of Units	(3) Residential Units
Year Built	1915

UNIT MIX

RENT

2 bed/ 2 bath	\$1,650
2 bed/ 1 bath	\$1,650
2 bed/ 1 bath	\$1,600

PROPERTY METRICS

Price Per Unit	\$216,667
Average Apartment Rent	\$1,633
Gross Scheduled Rents	\$58,800
Expenses	\$20,102
Net Operating Income	\$35,758

CITY RECORDS DATA

Gross Building Area	1,890 SF
Tax Parcel Number	272139400
2027 Real Estate Tax Assessment	\$497,400
2027 Real Estate Taxes	\$6,963
Street Frontages	19' on Buckingham Pl.
Lot Dimension	19'x80'
Lot Area	1,493 SF
Zoning	RSA-3

STRUCTURE

Exterior	Brick
Foundation	Stone and masonry
Framing	Wood
Roof	Flat Asphalt/ Tar & Shingles

UTILITIES

Electric	Separately metered, paid by tenant
Domestic Hot Water	Separately metered, paid by tenant
HVAC	Mini-split wall units; and central heat and air
Fire Protection	Hard wired smoke and fire system
Laundry	Shared laundry in basement and in unit W/D

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Operating Statement & Rent Roll

INCOME	
Gross Income	\$58,800
Vacancy 5%	\$2,940
Effective Gross Income	\$55,860
EXPENSES	
RE Tax - 2027	\$6,963
Common Electric Est.	\$966
Water/Sewer Est.	\$1,449
Licenses	\$207
Insurance 2026*	\$3,474
Trash 2026	\$500
Maintenance/Turnover Est.	\$3,750
Management 5%	\$2,793
TOTAL EXPENSES	\$20,102
Net Operating Income	\$35,758
Asking Price	\$650,000

*Seller has a blanket insurance policy.

UNIT	MONTHLY RENT	UNIT MIX	LEASE START	LEASE END
Apt 1	\$1,650	2 bed/ 2 bath	3/16/2026	3/31/2027
Apt 2	\$1,650	2 bed/ 1 bath	9/5/2021	8/31/2027
Apt 3	\$1,600	2 bed/ 1 bath	8/1/2015	1/31/2027
TOTAL MONTHLY: \$4,900				

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Property Photos



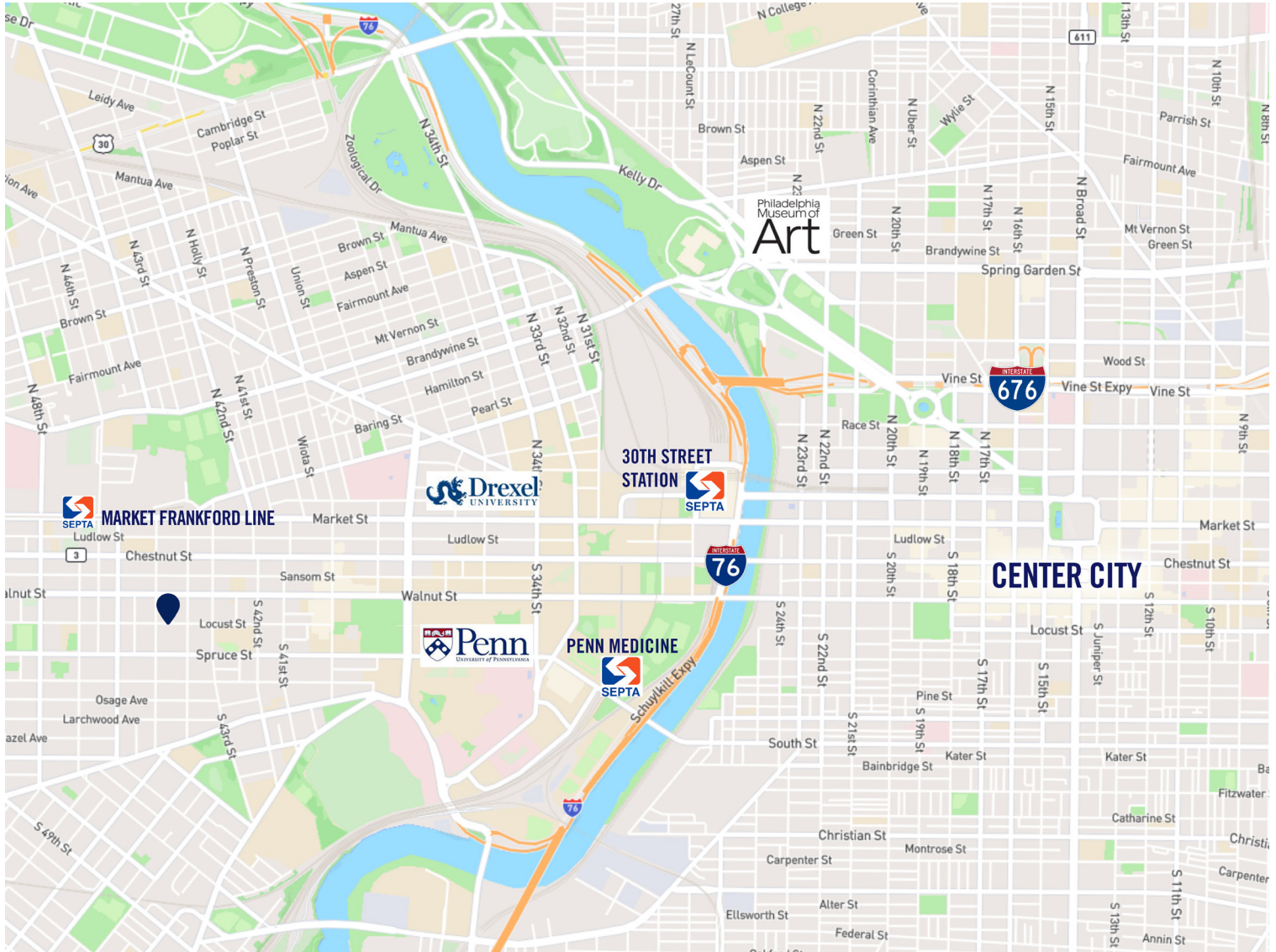
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Aerial Map



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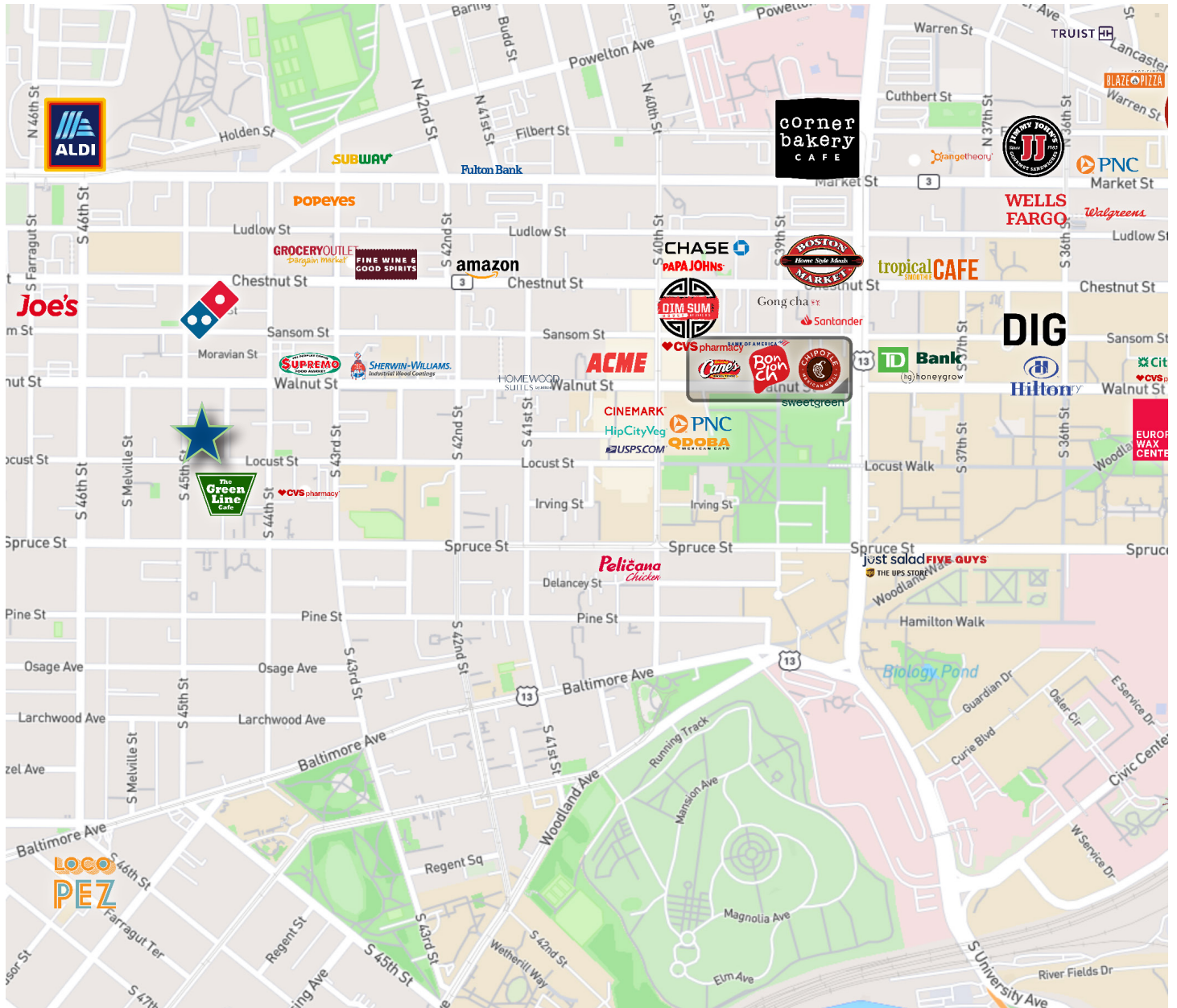
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Retail Map



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RSA RESIDENTIAL SINGLE-FAMILY ATTACHED

RSA-1



RSA-2



RSA-3



RSA-4

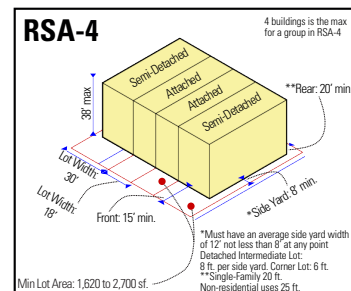
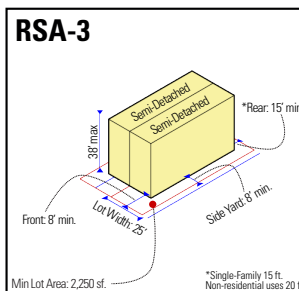
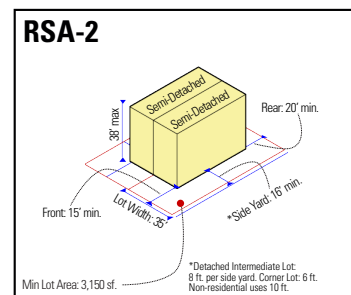
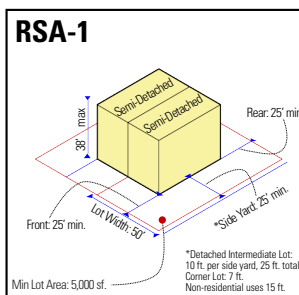


Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Min. Lot Width	50 ft.	35 ft.	25 ft.	18 ft. [1]
Min. Lot Area	5,000 sq. ft.	3,150 sq. ft.	2,250 sq. ft.	1,620 sq. ft. [1]
Max. Occupied Area	30%	40%	50%	50%
Min. Front Setback	25 ft.	15 ft.	8 ft.	15 ft.
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/10 ft. each, 25 total [8][9] Detached, Corner Lot: 7 ft. Semi-Detached: 25 ft. [8]	Detached, Intermediate Lot: 2/8 ft. each [9] Detached, Corner Lot: 6 ft. Semi-Detached: 16 ft. [8]	Detached, Intermediate Lot: 2/8 ft. each [9] Detached, Corner Lot: 8 ft. Semi-Detached: 8 ft. [8]	Detached, Intermediate Lot: 2/8 ft. each Detached, Corner Lot: 6 ft. Semi-Detached: 8 ft. [1] Attached: [1]
Min. Rear Yard Depth	25 ft.	20 ft.	Single-Family: 15 ft. Other Use: 20 ft.	Single-Family: 20 ft. Other Use: 25 ft.
Max. Height	38 ft.	38 ft.	38 ft.	38 ft.
Building Types	Detached, Semi-Detached			Detached, Semi-Detached, Attached

Table Notes:

- [1] In the RSA-4 district, a group of attached buildings shall contain a maximum of four buildings, including the semi-detached buildings at either end of the group. Each semi-detached building at the end of a group shall comply with the following:
- a. The minimum lot width shall be 30 ft.
 - b. The minimum lot area shall be 2,700 sq. ft.
 - c. The minimum required side yard width shall be a minimum average of 12 ft., not less than 8 ft. at any point.
- [6] Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [8] In the RSA-1, RSA-2, and RSA-3 districts, side yards shall comply with the following:
- a. For lots bounded on only one side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that adjoins that side and that meets this minimum size.
 - b. For lots bounded on both sides by the side or rear yards of semi-detached or detached structures, a semi-detached structure is not permitted. Any detached structure must be constructed as stated in § 14-701(2)(b)[9].
 - c. For lots that are not bounded on any side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that fully meets this minimum size on either side.
- [9] In the RSA-1, RSA-2, and RSA-3 districts, for lots bounded on both sides by the side yard of a semi-detached structure, any detached structure must be constructed with a side yard on both sides, each with at least fifty percent (50%) of the minimum semi-detached side yard width required for permitted residential uses.



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Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RSA-1	RSA-2	RSA-3	RSA-4	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY					
Household Living (as noted below)					
Single-Family	Y	Y	Y	Y	
Two-Family	N	N	N	N	
Multi-Family	N	N	N	N	
Group Living (except as noted below)	S	S	S	S	
Personal Care Home	S	S	S	S	14-603 (11)
Single-Room Residence	N	N	N	N	
PARKS AND OPEN SPACES USE CATEGORY					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	S	S	S	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY					
Adult Care	N	N	N	N	
Child Care (as noted below)					
Family Child Care	Y	Y	Y	Y	14-603 (5)
Group Child Care	N	N	N	N	14-603 (5)
Child Care Center	N	N	N	N	14-603 (5)
Community Center	N	N	N	N	
Educational Facilities	S[2]	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	S	14-603 (16)(17)
OFFICE USE CATEGORY					
Business and Professional	N	N	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	N	N	N	N	
Group Practitioner	N	N	N	N	
RETAIL SALES USE CATEGORY					
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	N	N	N	14-603 (13)
Gun Shop	N	N	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
COMMERCIAL SERVICES USE CATEGORY					
Business Support	N	N	N	N	
Eating and Drinking Establishment	N	N	N	N	14-603 (6)
Personal Services	N	N	N	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
URBAN AGRICULTURE USE CATEGORY					
Community Garden	Y	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	Y	14-603 (15)

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About the Neighborhood: Spruce Hill

Spruce Hill is one of Philadelphia's most beloved historic neighborhoods, blending urban convenience with timeless charm. Located just west of University City and minutes from Center City, this vibrant community offers tree-lined streets, stunning Victorian architecture, and a diverse, welcoming atmosphere that appeals to families, professionals, and students alike.

The neighborhood is known for its beautifully preserved late 19th and early 20th-century homes—many featuring bay windows, leaded glass, intricate woodwork, and spacious front porches. These Victorian rowhouses and twin homes form one of the largest collections of Victorian architecture in the country. Homes typically range from 1,800 to over 3,000 square feet, with prices between \$525,000 and \$1 million. Condominiums are also available, starting around \$300,000.



Spruce Hill offers a unique blend of city living and suburban tranquility. Mature trees form a lush canopy over sidewalks, and residents often take pride in their gardens, growing everything from roses and giant sunflowers to moonflowers and even corn. Clark Park, a central fixture of the neighborhood, spans nine acres and hosts community events, farmers markets, and performances—alongside one of only two statues of Charles Dickens in the world.

With easy access to downtown via streetcar, bike, or public transit, Spruce Hill provides urban connectivity while retaining its cozy neighborhood feel. Baltimore Avenue serves as a vibrant corridor full of international cuisine, locally owned cafes, and shops that reflect the neighborhood's cultural richness.

Bordering the campuses of the University of Pennsylvania and Drexel University, Spruce Hill attracts a wide range of residents including students, professors, artists, and long-time homeowners. About 90% of residents are renters, and many historic estates have been converted into multi-unit apartments. As new developments continue, the Spruce Hill Community Association is advocating for the creation of a historic district to help preserve the neighborhood's distinctive character.



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