

# 4640 SANSOM STREET

University City, Philadelphia 19139



DUPLEX IDEAL FOR INVESTMENT OR OWNER-OCCUPANT



**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

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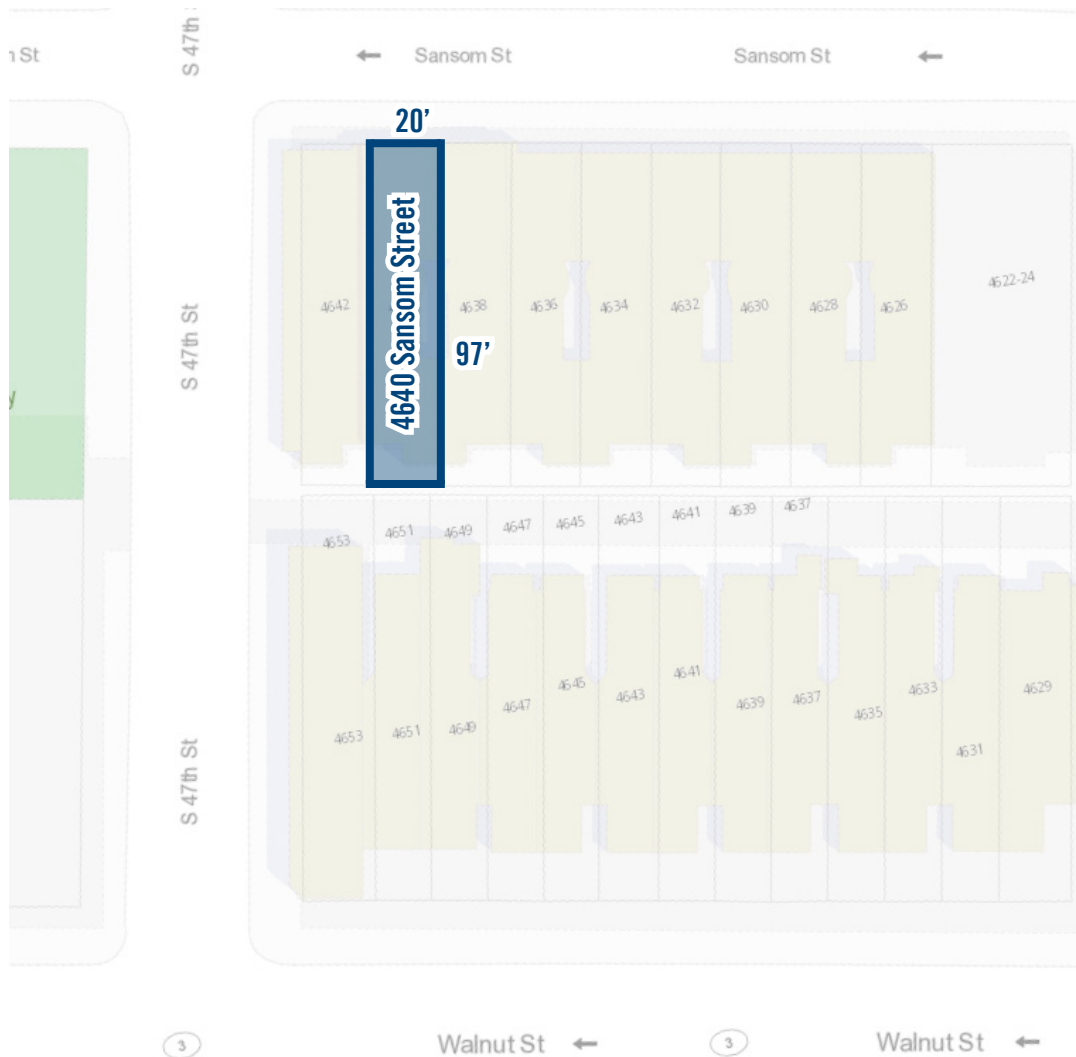
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## About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 4640 Sansom St., a duplex in University City. The property features (1) 4 bed/ 2 bath unit and (1) 3 bed /3 bath unit. All units are self-contained, with newer kitchens, baths, flooring, systems, and W/D in unit. The property is very well located in University City in the Henry Lea School District. The property is ideal for an investor looking for a turn-key investment, or an owner-occupant that would live in one unit and lease out the other. Please note the seller owns other properties in the area that can be sold as a portfolio with the subject property.



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## Property Overview

PROPERTY OVERVIEW	
Price	\$585,000
Number of Buildings	One (1)
Number of Floors	Two (2)
Number of Units	Two (2) Residential units
Year Built	1923
UNIT MIX	
4 bed/ 2 bath	\$2,200
3 bed/ 1 bath	\$1,650
PROPERTY METRICS	
Price Per Unit	\$292,500
Average Apartment Rent	\$1,925
Gross Scheduled Rents	\$43,890
Expenses	\$13,837
Net Operating Income	\$30,054
CITY RECORDS DATA	
Gross Building Area	2,760 SF
Tax Parcel Number	601033600
2026 Real Estate Tax Assessment*	\$377,300
2026 Real Estate Taxes*	\$5,281
Street Frontages	20' on Sansom Street
Lot Dimension	20' x 97'
Lot Area*	1,940 SF
Zoning	RM-1
STRUCTURE	
Exterior	Brick, Stone, and Vinyl siding
Foundation	Stone and Masonry
Framing	Wood
Roof	Flat Asphalt/ Tar
UTILITIES	
Electric	Separately metered, paid by tenant
Domestic Hot Water	Separately metered, paid by tenant
HVAC	Central heating & air, and Mini-split wall units
Fire Protection	Hard wired smoke and fire system
Laundry	W/D In unit

\*Per City of Philadelphia

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## Opening Statement

INCOME	
Gross Income	\$46,200
Vacancy @ 5%	(\$2,310)
<b>Effective Gross Income</b>	<b>\$43,890</b>
EXPENSES - SELLER'S EXPENSES	
RE Tax - 2026	\$5,281
Water/ Sewer 2025	\$1,748
Licenses	\$138
Insurance 2025	\$1,475
Trash 2026	\$500
Maintenance/ turnover Est.	\$2,500
Management 5%	\$2,195
<b>Total Expenses</b>	<b>(\$13,837)</b>
<b>Net Operating Income</b>	<b>\$30,054</b>

UNIT	MONTHLY RENT	UNIT MIX	LEASE START	LEASE END
1	\$2,200	4 Bed/2 Bath	11/1/2021	08/31/2026
2	\$1,650	3 Bed/3 Bath	03/15/2025	03/31/2027
<b>TOTAL:</b>	<b>\$3,850</b>			

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## Property Photos



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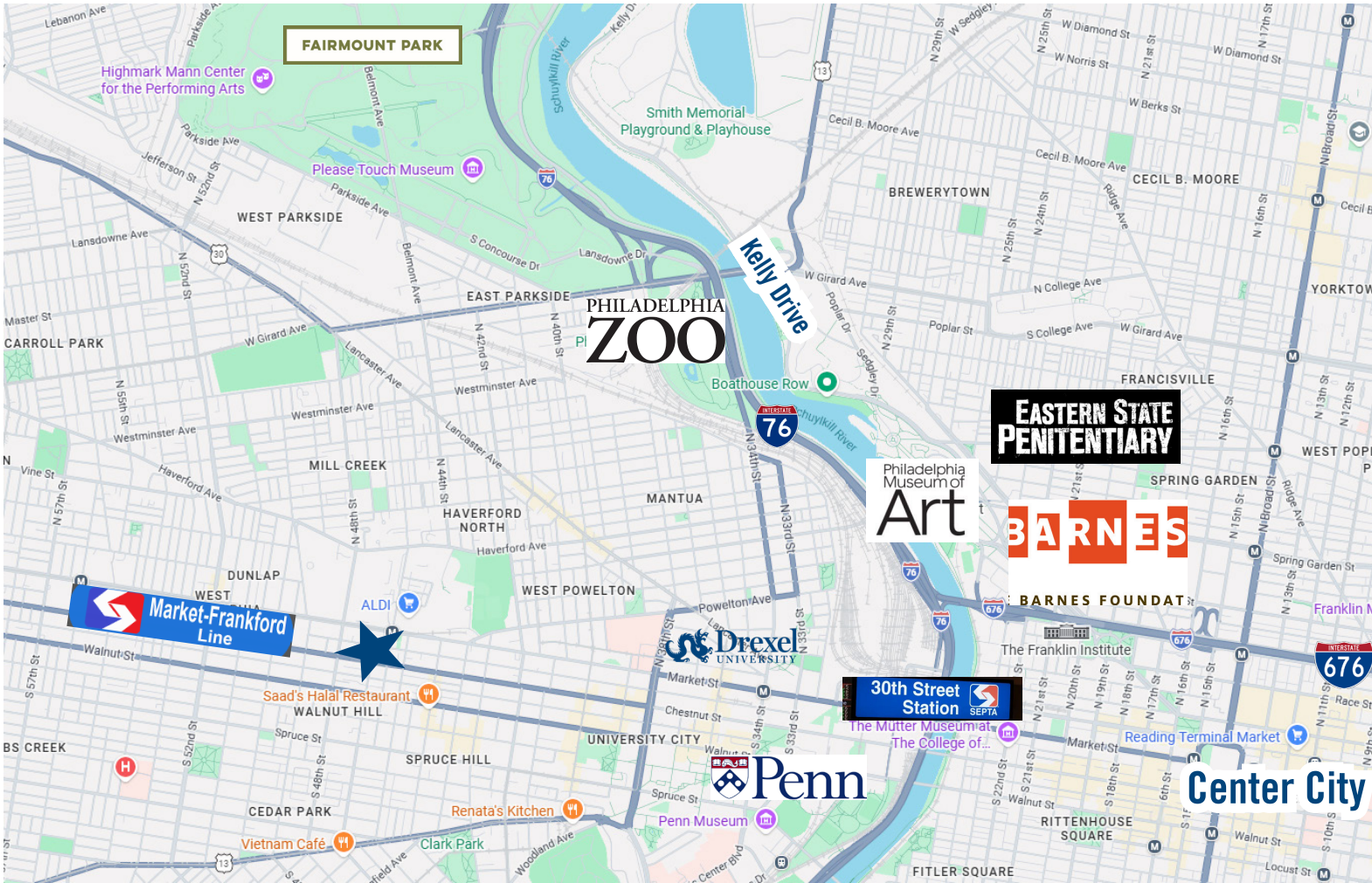
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## Aerial Map



Walk Score® 

Walk Score  
**90**

Bike Score  
**96**

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## Retail Map



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## Zoning

### RM-1

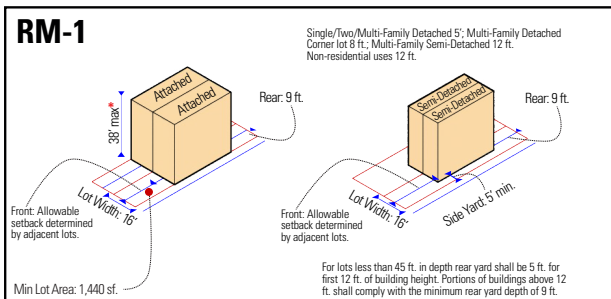
**Table 14-701-2: Dimensional Standards for Higher Density Residential Districts**



Min. Lot Width	16 ft.
Min. Lot Area	1,440 sq. ft. [1]
Max. Occupied Area	Intermediate 75%; Corner 80% [2]
Min. Front Setback	Based on adjacent [5,6]
Min. Side Yard Width [8]	5' to 12' based on number of families (see diagram)
Min. Rear Yard Depth	9 ft. [9]
Max. Height / FAR (Floor Area Ratio)	38 ft. [5] *
Dwelling Unit Density	A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.

**Table Notes:**

- [1] In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that:
  - a. At least seventy-five percent (75%) of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and
  - b. Each of the lots created meets the minimum lot width requirement of the zoning district.
- [2] In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- [5] If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facade and the front lot line described in § 14-701(2)(b)(6) below; except this requirement shall not apply to corner lots.
- [6] In the RM-1 district, front facades shall comply with the following:
  - a. On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line.
  - b. On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line shall be zero.
  - c. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(4) (Primary Frontage) shall be subject to the front facade requirements of (a) and (b) above.
- [8] 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.
- [9] In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 ft.



* Zoning Bonus Summary		RM-1 Housing Unit Bonus
Mixed Income Housing (\$14-702(7))	Moderate Income	25% increase in units permitted
	Low Income	50% increase in units permitted
Green Roof (\$14-702(16))		25% increase in units permitted

For bonus restrictions in select geographic areas, see [page 49](#).

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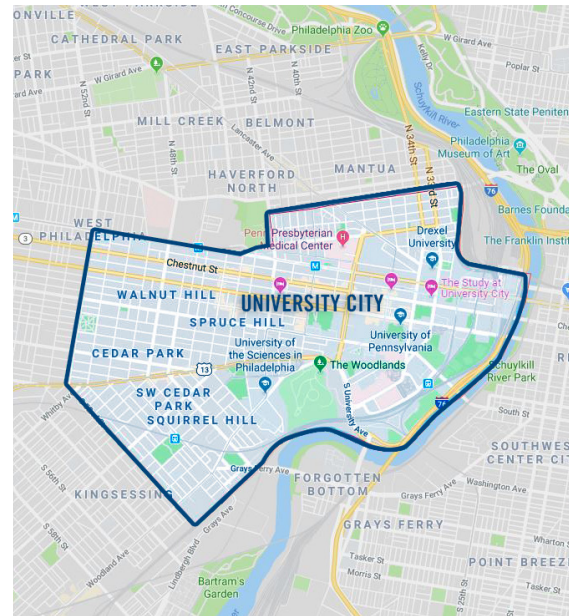
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## About the Neighborhood: University City

University City is a mid-sized apartment sub-market known for its steady growth and consistent outperforming trends compared to Center City. This stability is largely driven by strong demand from the academic and healthcare sectors, which shield the sub-market from broader economic fluctuations. The combined off-campus student population at the University of Pennsylvania and Drexel University exceeds 28,000, providing a reliable foundation for apartment leasing in the area. In recent years, the life sciences sector has emerged as a major driver of housing demand in University City.



Prestigious research institutions and companies like Penn Medicine and CHOP attract highly skilled workers who seek convenient, high-quality housing options near world-class facilities. Major developments such as Schuylkill Yards, UCity Square, and Penn Medicine's new headquarters have further bolstered this demand. The availability of state-of-the-art office and lab spaces has also drawn established firms like Spark Therapeutics and B+ Labs, creating a dynamic professional community alongside the student population.



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