

# FOR SALE

## 1727-1737 INGERSOLL ST | SHARSWOOD

### LIST PRICE: \$2,725,000

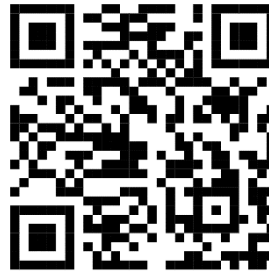


#### Property Details:

- Building Characteristic: 2,114 SQ FT  
(Estimated for 1 Building)
- Lot Size: 882 SQFT  
(Estimated for 1 Property)
- Lot Characteristic: 14.00 X 63.00  
(Estimated for 1 Property)
- Zoning: RSA-5
- Annual Tax: \$1,338  
(Estimated for 1 Property)

#### Features:

- Six New Construction Duplexes Built in 2019
- Unit Breakdown:
  - \*\*\* Six 3 Bed, 2 Bath Bi-Level Units
  - \*\*\* Six 3 Bed, 3 Bath Bi-Level Units
- All Units Generate \$280,000/Year
- Seller has Active Rental Licenses for All 12 Units
- Four Years Remaining on Tax Abatement
- Turnkey Investment with Strong Cash Flow
- High-End Finishes & In-Unit Laundry
- Security Systems and Energy-Efficient Construction
- Located Between Francisville & Sharswood Areas
- Easy Access to Center City, Broad Street, and Temple University
- Strong Rental Demand Location



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Presented by MARIA QUATTRONE

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