

4312 SPRUCE STREET

Spruce Hill, Philadelphia 19104

SINGLE FAMILY INVESTMENT PROPERTY

MPN
MALLIN PANCHELLI NADEL
REALTY



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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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	\$850,000
Number of buildings	1
Number of Floors	3
Number of Units	Single Family Home
Year Built	1925
Year Renovated	2016-2017

UNIT MIX RENT

5 bed/ 4 bath	\$4,900
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PROPERTY METRICS

Gross Scheduled Rents	\$58,200
Expenses	\$21,269
Net Operating Income	\$34,021

CITY RECORDS DATA

Gross Building Area	3,780 SF
Tax Parcel Number	272043700
2026 Real Estate Tax Assessment	\$1,020,600
2026 Real Estate Taxes	\$14,286
Street Frontages	23' on Spruce St
Lot Dimension	23'x120'
Lot Area	2,719 SF
Zoning	RTA-1

STRUCTURE

Exterior	Stucco
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
Fire Protection	Hard wired smoke and fire system
Laundry	W/D In unit

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Operating Statement & Rent Roll

INCOME	
Gross Income	\$58,200
Vacancy @ 5 %	\$2,910
Effective Gross Income (EFI)	\$55,290
EXPENSES	
RE Tax - 2026*	\$14,286
Water/Sewer Est.	\$1,440
Licenses	\$69
Insurance 2025	\$3,474
Trash 2026	\$500
Maintenance/turnover Est.	\$1,500
Management @ 5%	
Total Expenses	\$21,269
Net Operating Income (NOI)	\$34,021

UNIT	MONTHLY RENT	UNIT MIX	LEASE START	LEASE END
Single Family	\$4,850	5 bed/ 4 bath	07/20/2026	07/31/2027
TOTAL MONTHLY: \$4,850				

*Seller has a blanket insurance policy.

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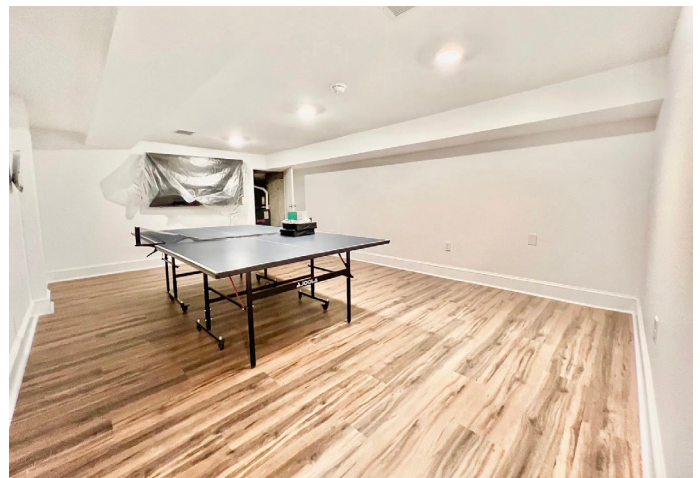
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Property Photos

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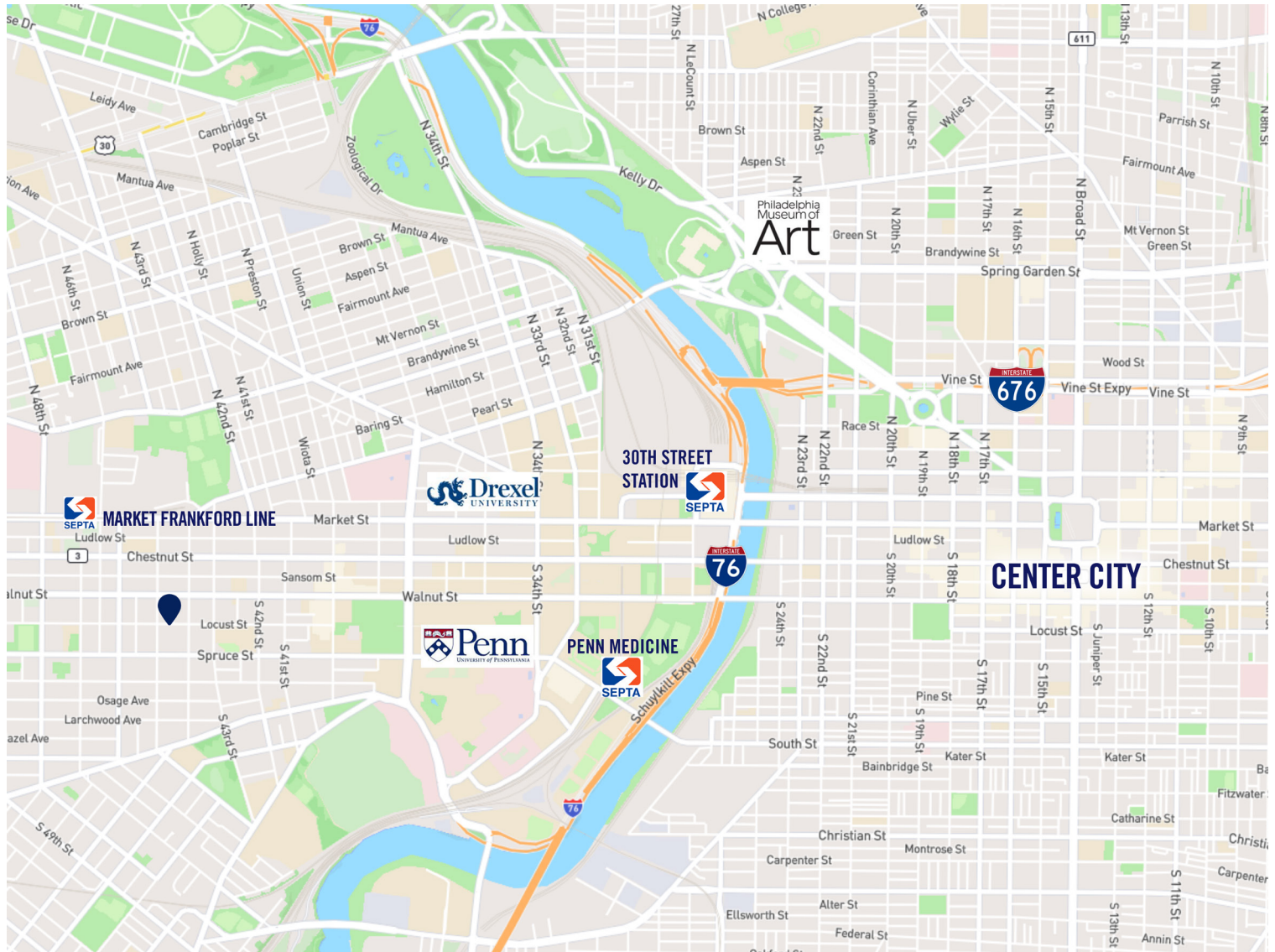
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Aerial Map



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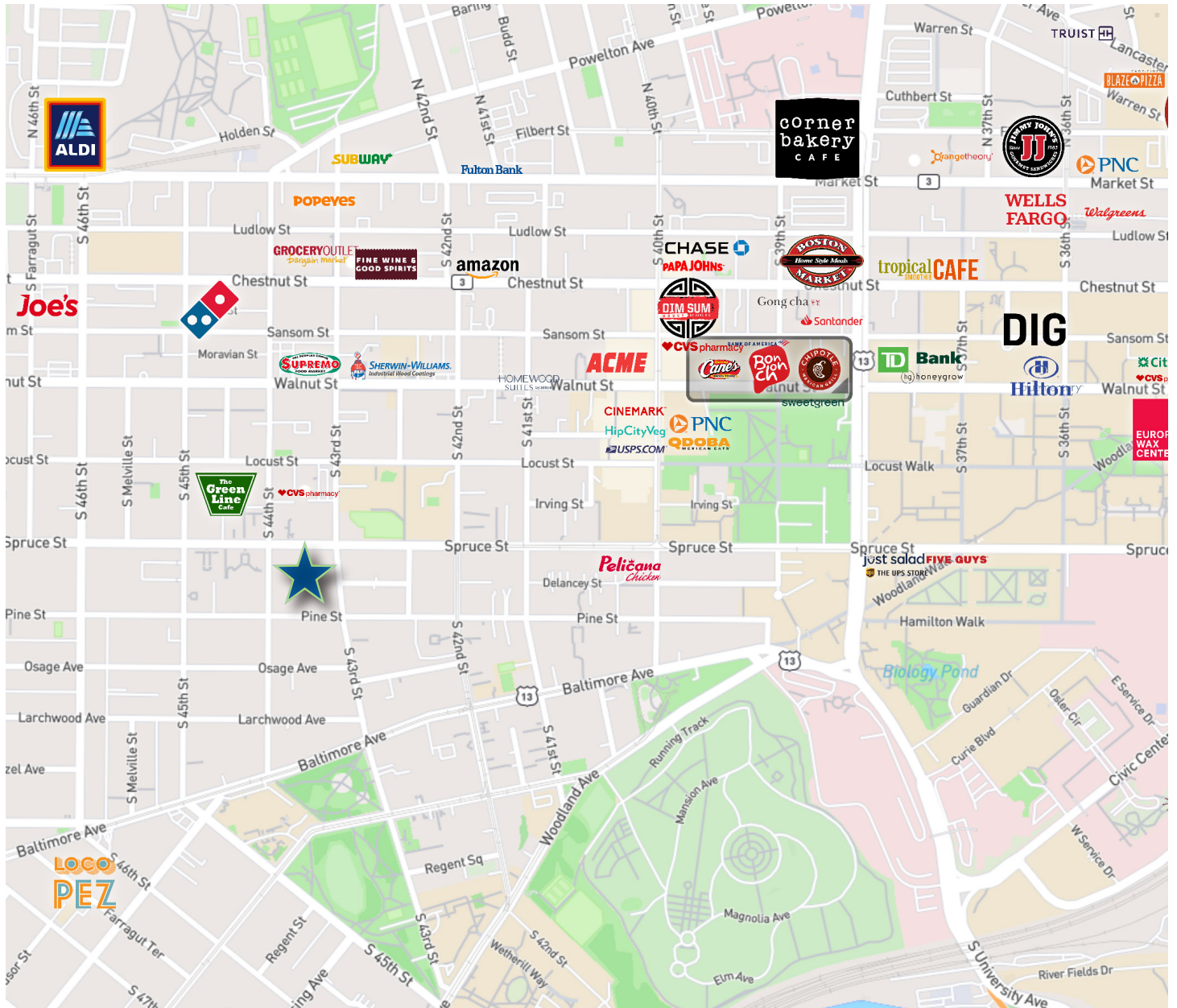
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Retail Map



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Zoning: Residential Two-Family Attached

RTA-1



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

Min. Lot Width	25 ft.
Min. Lot Area	2,250 sq. ft.
Max. Occupied Area	50%
Min. Front Setback	8 ft.
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/8ft. each Detached, Corner Lot: 8 ft. Semi-Detached: 8 ft.
Min. Rear Yard Depth	Single-Family: 15 ft. Other Use: 20 ft.
Max. Height	38 ft.
Building Types	Detached, Semi-Detached

Table Notes:

[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.

RTA-1

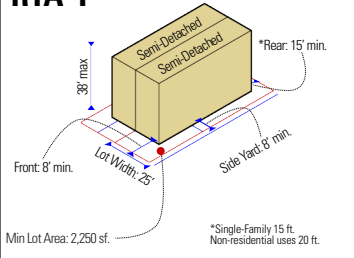


Table 14-602-1: Uses Allowed in Residential Districts

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

See [page 48](#) for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

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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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