

For Sale - 1705 West Erie Ave. Philadelphia, PA 19140

215-398-4133

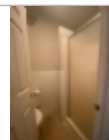
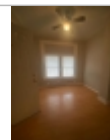
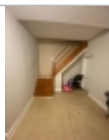
1705 West Erie
Philadelphia, Pennsylvania 19140

Price: \$400,000.00 **Size: 2759 SqFt**

5 Beds 5 Baths Apartment

For more information:

<http://www.delvalproper.com/>



Property Description

Unlock the potential of your investment portfolio with 1705 W Erie Ave, an exceptional 5-unit property listed at \$400,000. Strategically located in the heart of Philadelphia, this property offers the perfect canvas for investors seeking value and the opportunity to capitalize on sweat equity.

Key Features:

Versatile Unit Mix: Comprising two spacious two-bedroom units, two comfortable one-bedroom units, and one efficient studio unit, this property appeals to a broad tenant demographic, ensuring a steady stream of potential renters.

Vacant Units: All units are currently vacant, providing investors with a blank slate to implement upgrades, renovations, and value-added improvements, maximizing rental potential and overall property value.

Sweat Equity Potential: The property is ripe for sweat equity, allowing investors to enhance the property's appeal and value through strategic renovations and upgrades. This presents an excellent opportunity to increase rental income and property appreciation.

Strategic Location: Situated in the dynamic 19140 area, the property benefits from proximity to essential amenities, public transportation, and local attractions, making it an attractive option for prospective tenants.

Affordable Entry Point: Priced at \$400,000, this property offers an affordable entry point for investors looking to enter or expand their real estate portfolio in the thriving Philadelphia market.

Del Val Realty & Property Management

Office Location
49 E Lancaster Avenue (map)
Suite 300
Malvern, Pennsylvania 19355

Office
215-398-4133

