

\$74,900 - 1835 N Gratz St, PHILADELPHIA

MLS® #PAPH2475142

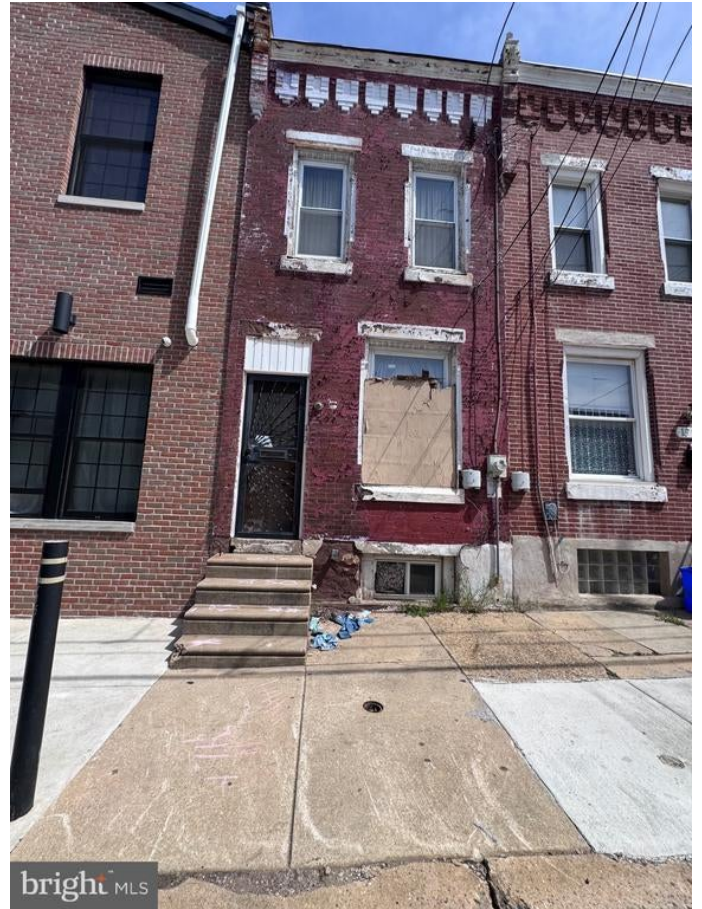
\$74,900

3 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.02 Acres

TEMPLE UNIVERSITY, PHILADELPHIA, PA

Prime RM1 Building Opportunity! Incredible investment opportunity in TEMPLE UNIVERSITY/CECIL B MOORE area of North Philadelphia. Zoning RM1 Legally allowable up to 4 units. Quadruplex New Construction Multi-Family values between: \$400K-\$1,000,000M depending on finishes and additional upgrades. Photos are of multiple recent new construction projects less than a quarter mile of this property. Whether you're an investor looking to flip for a profit or seeking to build and hold for consistent rental income from college students, this opportunity checks all the boxes. Don't miss your chance to secure this promising property and capitalize on its earning potential! Have your builder/contractor apply to take advantage of the 10 Year Tax Abatement that can follow the property after completion. Close to multiple public transportation routes including the Market-Frankford Line, 10 minutes to Center City, and ease of access to anywhere on the Mainline or Delco, with 20-30 minutes to PHL Airport depending on traffic. Local attractions include: Temple University, Liacouras Center, Geasy Field Complex, AMC Broad St 7, Raising Canes Chicken Fingers, Wagner Free Institute of Science, Independence Blue Cross Recreation Center, The Fresh Grocer, Panera Bread, City View Pizza. Buyer must provide A Philadelphia Tax Compliance Certificate dated within the last 30 days. No transfer taxes, no title costs, no closing costs. Property deeded free and clear of all liens and encumbrances,



bring in your offer and secure your next project! CASH ONLY, no hard money. Must provide 10% Deposit with Offer and provide proof of funds. Transaction must close by Friday, May 09, 2025.

Built in 1915

Essential Information

MLS® #	PAPH2475142
Price	\$74,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	920
Acres	0.02
Year Built	1915
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional, Straight Thru
Status	Active

Community Information

Address	1835 N Gratz St
Area	19121
Subdivision	TEMPLE UNIVERSITY
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19121

Amenities

Utilities	Cable TV Available, Electric Available, Sewer Available, Water Available
Parking	PublPark

Interior

Heating	Radiator
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Cooling	None
Has Basement	Yes
Basement	Full
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Roof	Unknown
Foundation	Brick/Mortar

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	April 26th, 2025
Days on Market	169
Zoning	RM1

Listing Details

Listing Office	Livewell Properties
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Listing information last updated on October 27th, 2025 at 5:15am EDT