

\$125,000 - 425 N 62nd St, PHILADELPHIA

MLS® #PAPH2477234

\$125,000

5 Bedroom, 1.00 Bathroom, 1,888 sqft
Residential on 0.03 Acres

PHILADELPHIA (WEST), PHILADELPHIA, PA

INVESTORS, BUILDERS, CONTRACTORS, CASH PURCHASE AND RENOVATE BUYERS - PRICE IMPROVEMENT. This 5-bedroom, Circa 1915 property is awaiting your creativity to bring out its best. This property features various-sized rooms, ideal for individuals seeking a home that offers functionality. For instance, a guest room, home office, and grand sitting room with 2 bedrooms is a possibility. The large windows throughout the property provide natural sunlight and add to the comfort that this home will yield once renovated. The traditional layout with separate rooms is what buyers are trending toward these days because of how open floor plans capture all the clutter and messiness that daily living yields. Getting back to purchasing homes with separate rooms instead of an open-floor plan, this 1915-era house can be transformed into a comfortable, functional, and appealing residence that meets the needs of modern living while honoring its historical significance. Cash deal is preferred. POF required.

This property offers a spacious kitchen and dining room with newer energy-efficient appliances (refrigerator, stove, washer, and dryer). The electric service panel was updated to 200 AMPS. Solar panels (14) were installed in 2024 and are being leased, with the lease transferable to the new owner. Solar panels offer possible significant savings on utility expenses for such a large home. The



remainder of a twenty-five-year warranty on the roofs is a result of installing solar panels.

Purchasing this diamond-in-the-rough property will offer a builder/developer every opportunity to customize every detail to create a space that will truly reflect a family's lifestyle and preferences.

The property is being sold AS-IS WHERE-IS WITH NO WARRANTIES except for the remainder of the transferable roof warranty.

Built in 1915

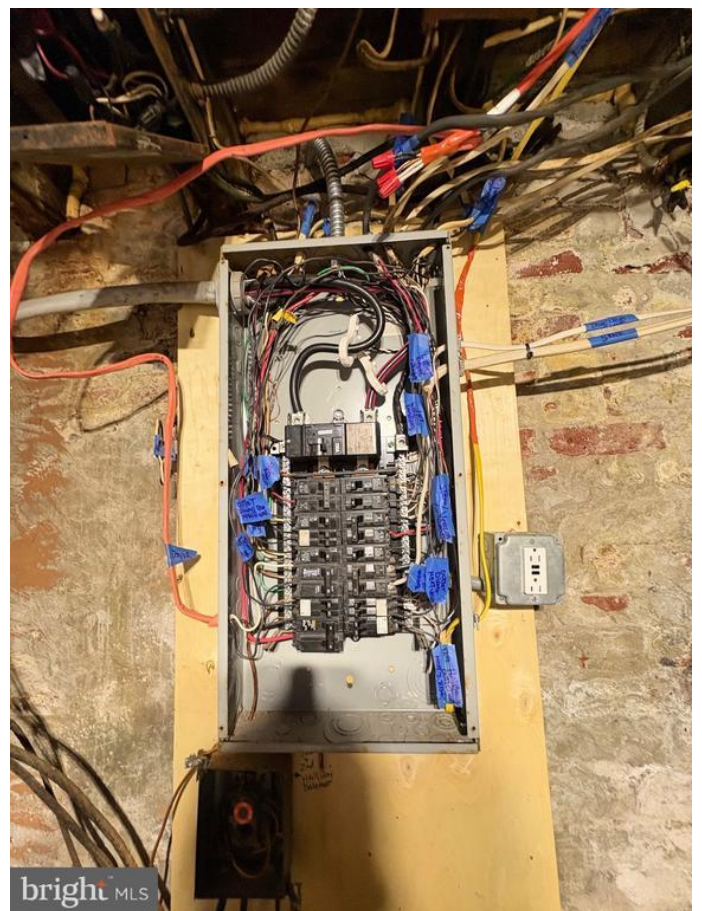
Essential Information

MLS® #	PAPH2477234
Price	\$125,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,888
Acres	0.03
Year Built	1915
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	425 N 62nd St
Area	19151
Subdivision	PHILADELPHIA (WEST)
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19151

Amenities



Amenities	Formal/Separate Dining Room
Utilities	Electric Available, Sewer Available, Water Available, (C) Other

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dryer - Electric, Dryer-front loading, Energy Star Appliances, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer-front loading
Heating	Solar - Active
Cooling	None
# of Stories	3
Stories	3

Exterior

Roof	Rubber, Other
Foundation	Brick/Mortar

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	May 27th, 2025
Days on Market	154
Zoning	RSA5

Listing Details

Listing Office	Realty Mark Cityscape
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