

\$114,500 - 2617 N Bancroft St, PHILADELPHIA

MLS® #PAPH2484616

\$114,500

3 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.02 Acres

PHILADELPHIA (NORTH), PHILADELPHIA, PA

Introducing a remarkable investment opportunity located in North Philly. Surrounding this property are key community features like the George Washington Carver High School of Engineering and Science, North Broad Train Station, and The Fresh Grocer of Progress Plaza, enhancing its attractiveness for future occupants. This property is an 'As-Is' sale, making it a perfect canvas for investors looking for either a straightforward flip project or a steady income stream through long-term rental. These possibilities make it a cornerstone for either seasoned investors or those wanting to step into the real estate investment game with a solid start. Consider the potential opportunities this property presents as an addition to your investment portfolio.

Property Highlights:

- First Unit (Ready for Tenancy): Features one bedroom and one bathroom, with potential rent estimated at approximately \$950 per month .
- Second Unit (Ready for Tenancy): Offers two bedrooms and one bathroom, with potential rent estimated at approximately \$1,100 per month.

Recent Upgrades & Features:

- New Windows: Enjoy the blend of energy efficiency and aesthetic appeal with newly installed windows.
- Freshly Tiled Kitchens: Step into a space that



radiates contemporary charm with new tiling.

- Stylish Bathroom Renovations: The first-floor unit boasts a bathroom that combines style and functionality.

- Updated Plumbing & Electrical Systems: Rest easy knowing the essentials have been handled with care, offering turnkey peace of mind.

- Young Roof: With the roof under ten years old, anticipate minimal maintenance issues.

- Certified for Safety: Lead certification checks the box for safety and compliance.

Zoning: Currently designated as RSA-5, with Residential Multi-Family 1 approval pending. The process is supported by a reliable legal team and community backing.

Built in 1915

Essential Information

MLS® #	PAPH2484616
Price	\$114,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.02
Year Built	1915
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	2617 N Bancroft St
Area	19132
Subdivision	PHILADELPHIA (NORTH)
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA



Municipality	PHILADELPHIA
Zip Code	19132

Interior

Heating	Baseboard - Electric
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Unfinished
# of Stories	2
Stories	2 Story

Exterior

Foundation	Brick/Mortar
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School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	May 19th, 2025
Days on Market	158
Zoning	RSA5

Listing Details

Listing Office	EXP Realty, LLC
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