

\$110,000 - 1220 S Hanson St, PHILADELPHIA

MLS® #PAPH2531436

\$110,000

2 Bedroom, 1.00 Bathroom, 918 sqft

Residential on 0.02 Acres

SQUIRREL HILL, PHILADELPHIA, PA

We are pleased to present an exclusive opportunity to acquire a stabilized, income-producing portfolio consisting of 41 scattered-site single-family rentals located across key submarkets of North and West Philadelphia. The portfolio is 100% leased (40 private-pay / 1 PHA) with long-term tenants in place (average lease term of > 5.6 years), and has undergone significant renovation work within the last 5-10 years, offering durable in-place cash flow and strong occupancy history. While each home varies slightly in configuration and style, the majority feature modernized mechanicals, updated kitchens and baths, and efficient layouts tailored to working-class tenant demand. Despite its stabilized performance, rents across the portfolio remain below market averages, positioning the portfolio for strong NOI growth through targeted unit turnover and operational optimization. The properties all have long-term active rental licenses, no violations, and are certified lead safe (37) or lead free (4). This portfolio offers a rare blend of current cash flow and strategic upside in a high-demand rental corridor within Philadelphia's path of growth. Ideal for local or institutional investors seeking scale in an urban SFR market with tangible long term appreciation potential.

Built in 1940

Essential Information



MLS® #	PAPH2531436
Price	\$110,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	918
Acres	0.02
Year Built	1940
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	1220 S Hanson St
Area	19143
Subdivision	SQUIRREL HILL
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19143

Interior

Heating	Other
Cooling	Other
Has Basement	Yes
Basement	Other
# of Stories	2
Stories	2 Story

Exterior

Foundation	Other
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	August 28th, 2025
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Days on Market	58
Zoning	RSA5

Listing Details

Listing Office	SDG Management, LLC
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Listing information last updated on October 24th, 2025 at 6:45am EDT