

\$110,000 - 3403 N 17th St, PHILADELPHIA

MLS® #PAPH2541236

\$110,000

5 Bedroom, 3.00 Bathroom, 3,216 sqft

Residential on 0.03 Acres

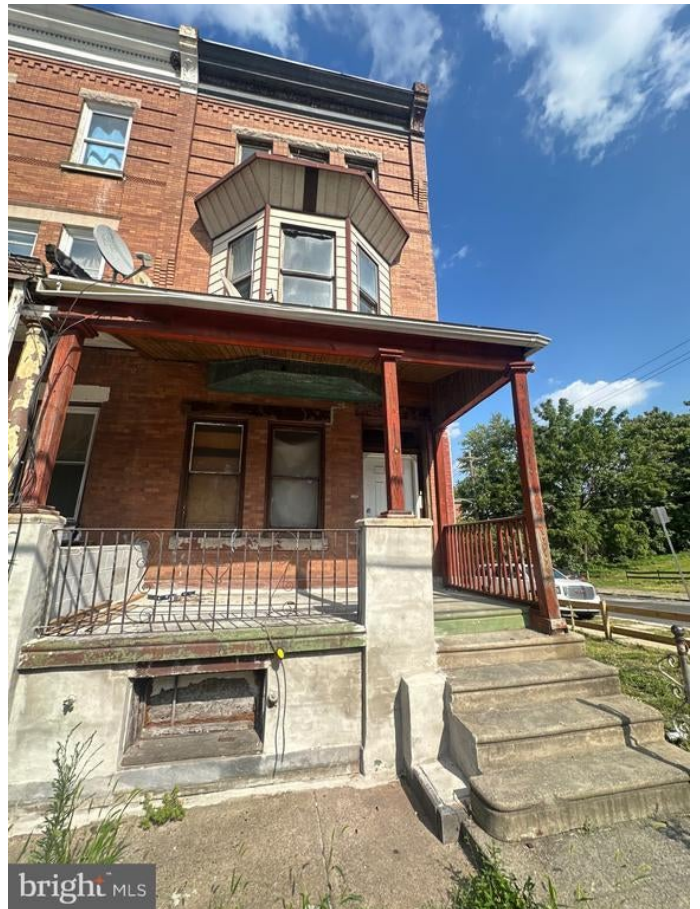
PHILADELPHIA (NORTH), PHILADELPHIA, PA

Massive 5 BD / 3 BA Investment Opportunity in Temple Hospital Corridor – Priced to sell! Nestled just steps from Temple University Medical School, this framed-out 3,216 sq. ft. property is the ultimate blank-slate investment. Whether you’re envisioning student housing, a multi-family conversion, or a spacious owner-occupied residence, this property offers endless upside at a below-market entry point. Don’t miss out – schedule your showing today before another savvy investor seizes this opportunity!

This property offers 5 bedrooms and 3 bathrooms with RSA5 zoning, framed out but unfinished and ready for your renovation vision. With 3,216 sq. ft. of living space, the flexible layout provides endless opportunities – whether you’re considering student housing, co-living arrangements, or a multi-unit conversion, the potential is unmatched.

Prime Location – Temple Hospital & Germantown (ZIP 19140):

Located in a high-demand rental corridor, this property benefits from strong foot traffic and consistent tenant turnover. Just steps from Temple Hospital and Temple University Medical School, the area is anchored by a steady stream of students and professionals. With out-of-state student enrollment recently increasing by more than 35%, demand for



affordable shared housing continues to climb, creating a reliable rental market.

Rental Income Potential:

The Temple-area rental market is one of the strongest in Philadelphia, with average rents ranging from \$700–900 per room. A 5-bedroom configuration could generate \$3,500–4,500 in monthly gross income, translating to \$42,000–54,000 per year. Even after expenses, taxes, and a vacancy buffer, the cash flow remains compelling and sustainable for long-term investors.

Value-Add Upside:

With its framed-out structure, this property is a true value-add opportunity. Investors can upgrade interior finishes, install modern shared kitchens, and optimize the layout to maximize occupancy or comfort. The home could also be converted into six or more compact units or upscale shared living spaces for higher yields. Its comparatively low entry price leaves plenty of room to build equity quickly as the surrounding market continues to appreciate. Seller request usage of their title company and buyer is responsible for Use & Occupancy (U&O) requirements.

Built in 1940

Essential Information

MLS® #	PAPH2541236
Price	\$110,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,216
Acres	0.03
Year Built	1940
Type	Residential

Sub-Type	Interior Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	3403 N 17th St
Area	19140
Subdivision	PHILADELPHIA (NORTH)
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19140

Interior

Heating	Hot Water
Cooling	None
Has Basement	Yes
Basement	Other
# of Stories	3
Stories	3

Exterior

Foundation	Brick/Mortar
------------	--------------

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
----------	-------------------------------------

Additional Information

Date Listed	September 26th, 2025
Days on Market	34
Zoning	RSA5

Listing Details

Listing Office	Elite Level Realty
----------------	--------------------



© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any

purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 29th, 2025 at 3:45am EDT