

Exceptional Investment Opportunity Duplex in Graduate Hospital!



2019 Christian St, Philadelphia, PA 19146

- » Beds: 4 | Baths: 2 Full
- » MLS #: PAPH2407614
- » Multi-Family | Lot: 2,100 ft²
- » Sits on an 18x60 lot and features 2 distinct units, each with private entrances and outdoor spaces.
- » 1st-fl unit is a 1-bedroom, 1-bath apartment with high ceilings, a galley-style kitchen, and a private rear patio.
- » More Info: 2019ChristianSt.com



Eric Fox
(267) 625-4504 (Eric Cell)
eric@efoxhomes.com
<http://www.efoxhomes.com>



Compass
1430 Walnut Street
3rd Floor
Philadelphia, PA 19102
(267) 435-8015

Don't miss this exceptional investment opportunity at 2019 Christian Street, a versatile duplex with significant potential in the sought-after Graduate Hospital neighborhood. Perfect for both owner-occupants and investors, this property offers the chance to collect additional rental income or make cosmetic upgrades to maximize returns. The duplex sits on an 18x60 lot and features two distinct units, each with separate entrances and private outdoor spaces. The first-floor unit is a spacious one-bedroom, one-bath apartment boasting high ceilings, a comfortable living area, a galley-style kitchen, a tiled bathroom with extra built-in storage and a charming private rear patio. The second unit spans two floors and includes three bedrooms and 1.5 bathrooms. Upon entering through a private entrance, you are greeted by a bright hallway leading either to the basement for laundry and storage or upstairs to the main living area. This floor features a large and sunny living and dining space with high ceilings and two south-facing windows. The kitchen is spacious, providing ample room for cooking and gathering. A large private bedroom with full closet and a convenient powder room round out this level. On the third floor, you'll find access to a fantastic roof deck with city skyline views and two additional bedrooms with plenty of closet space, plus a full Jack-and-Jill tiled bathroom with tub. Currently, both units are rented on month-to-month leases at below-market rates. Whether you're an investor looking to expand your portfolio, a homeowner seeking to capitalize on rental income, or a developer interested in renovating an 18-foot-wide

