

## Investment Opportunity in Penn Alexander Catchment!



204 S 41st St, Philadelphia, PA 19104

- » Beds: 7 | Baths: 2 Full, 1 Half
- » MLS #: PAPH2352782
- » Triplex | Lot: 3,780 ft<sup>2</sup>
- » Spacious Property: 3780 square feet on a deep 100 ft lot.
- » Property Details: Currently set up like a boarding house with 7 bedrooms, 2.5 baths, & an extra kitchenette on the 2nd floor.
- » More Info: 204s41St.com



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\$ 395,000



Welcome to 204 South 41st Street. This unique property offers a whopping 3780 square feet of space, situated on a deep 100 ft lot. Calling all investors, this total shell is ready for your rehab magic. Zoned as a triplex, but currently set up as more of a boarding house, this twin property boasts 7 bedrooms and 2.5 baths with an extra kitchenette on the 2nd floor. With tons of potential and a prime location inside the Penn Alexander catchment, this is an excellent opportunity to create a lucrative investment or restore the beautiful details that remain like the curved banisters, marble mantel and built-in armoire. This property is under ACT 135 conservatorship and will require court approval before sale is final. Please reach out with any questions! PER COURT ORDER, OFFERS WILL NOT BE REVIEWED UNTIL 5/28/24.

