

\$1,400,000 - 1148-50 S 15th St, Philadelphia

MLS® #PAPH2536812

\$1,400,000

0 Bedroom, 0.00 Bathroom, 6,702 sqft

Commercial Sale on 0.07 Acres

NEWBOLD, Philadelphia, PA

Two fully occupied triplexes (6 units in adjoining buildings) in an A+ location at 15th & Ellsworth. 94 WalkScore. One block to Broad Street Subway. Two blocks to Giant, Sprouts, Target, Starbucks, PetSmart, and a lot more. Easy walk to East Passyunk, the Italian Market, and Center City. Turn-key investment in a desirable location. Solid Cap Rate! In great condition with fully separated gas and electric. The buildings are fully zoned for 6 units with an active rental license for 6 units. All units include stainless steel appliances, in-unit dishwasher and washer/dryer, central air, and hardwood floors, and outdoor space. Each unit has reasonable rents and is in great condition—exactly what tenants are looking for. These units are always easy to rent. The current owner values both quality tenants and no vacancies. Leases run into mid-2026. â€¦ 1148-50 S 15th is also being offered as part of a larger portfolio with various purchase options. Details on the portfolio and all package combinations include--Superb turn-key commercial investment package. Includes 6 fully occupied, income-generating apartment buildings (37 total units) in excellent locations. 23 units in red-hot Germantown. 9 units at prime 15th & Ellsworth location. 5 units in University City. All new or newer buildings, some with remaining tax abatementsâ€¦ Solid Cap Rates!â€¦ Each apartment building is fully turnkey, and in excellent conditionâ€¦ Fully separated gas and electricâ€¦ All units legally zoned with active



rental licenses corresponding to exact number of unitsâ€¦ All units include in-unit dishwasher and washer/dryerâ€¦ New or newer stainless-steel appliances & granite countertops in 34 units (3 units have nice white appliances)â€¦ Some units with nice outdoor space as wellâ€¦ Each unit has reasonable rents for its desirable location and pristine conditionâ€”exactly what tenants are looking for. Always easy to rentâ€¦ The current owner values both quality tenants and no vacancies. Most leases run into mid-2026. All buildings well-cared for and maintained with a striking pride of ownership. â€¦ The 6-building breakdown is as follows: 4529 Pulaski (14 unitsâ€”2022 ground-up new construction--Tax Abatement thru 2031)â€”\$2,550,000â€¦ 4637 Germantown (9 unitsâ€”2024 ground up new construction-Tax Abatement thru 2035)â€”\$1,635,000â€¦ These two buildings are a few blocks apart and are also available as a solid 23-unit mini package at \$4,185,000. Superb location in burgeoning Wayne Junction-walkable to Attic Brewing, Deke's etc. Transit hub and Right off the Roosevelt Extension (US1)â€¦ 1148 & 1150 S 15th (6 units being sold together; both 2014 new construction)â€”\$1,400,000â€¦ 1149 S 15th (3 unitsâ€”available individually or with 1148-1150; 2008 total rehab)â€”\$625,000â€¦ 1149 is directly across the street. All nine 15th Street units available for \$2,025,000 A+ location at 15th & Ellsworth. 94 WalkScore. One block to Broad Street Subway. Two blocks to Giant, Sprouts, Target, Starbucks, PetSmart, and a lot more. Easy walk to East Passyunk, Italian Market, and Center Cityâ€¦ 5027 Spruce Street (5 unitsâ€”2017 ground up new constructionâ€”Tax abatement thru 2026)â€”\$925,000. Lovely University City block. Walk to tons of restaurants and shops; Penn, HUP, CHOP, and Drexel; great SEPTA

access. Excellent numbers”the entire package offers a 6.92% cap rate. OFFERING MEMORANDUM available upon request. Includes individual building rents, terms, expenses, NOIs, cap rates, and other information. Two additional Development Opportunities are also available for purchase: 5037 Wissahickon”Zoning approval for 18 residential units and one commercial space”\$625,000 4633 Germantown”Vacant lot with potential to also acquire city owned corner lot next door and build a 9-unit building by right”\$27,500. The city-owned lot is 4635 Germantown SEE OFFERING MEMORANDUM FOR BED/BATH BREAKDOWN AND FINANCIALS.

Built in 2015

Essential Information

MLS® #	PAPH2536812
Price	\$1,400,000
Bathrooms	0.00
Square Footage	6,702
Acres	0.07
Year Built	2015
Type	Commercial Sale
Sub-Type	Five Or More Units
Status	Active

Community Information

Address	1148-50 S 15th St
Area	19146
Subdivision	NEWBOLD
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Interior

Heating	Forced Air
Cooling	Central A/C

Exterior

Exterior	Brick and Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	September 15th, 2025
Days on Market	51
Zoning	RSA5

Listing Details

Listing Office	Compass RE
----------------	------------

 © 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 Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty . 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 November 4th, 2025 at 11:46am EST