

\$4,500,000 - 6066 E Roosevelt Blvd, Philadelphia

MLS® #PAPH2559042

\$4,500,000

0 Bedroom, 0.00 Bathroom, 1,552 sqft

Multi-Family on 0.69 Acres

N/A, Philadelphia, PA

Exceptional opportunity to acquire a 24-unit residential portfolio throughout the Northeast Philadelphia corridor, with the flexibility to purchase the entire package, buy in neighborhood blocks, or purchase individual properties. One unit may be sold separately depending on offer strength.



Northeast Philly Portfolio (2)

The portfolio spans several of the city's strongest rental submarkets, including Mayfair, Oxford Circle, Frankford, Tacony, Lawncrest, and West Philadelphia. These areas are known for long-term tenant stability, consistent rent demand, strong appreciation trends, and low vacancy rates. The mix includes performing rentals, month-to-month tenants, and select vacant or value-add units, giving investors immediate income along with clear upside through turnover, rent increases, and light repositioning.

Current rents across many properties remain below market due to long-term tenancy. This creates significant room for rent growth once units are brought to market levels or re-leased. The stabilized portfolio projects an estimated 8-10% cap rate, with additional built-in equity available at acquisition. Management can remain in place for a seamless transition if desired.

This offering is suitable for cash buyers, conventional investors, DSCR financing, private lending, and potential seller financing. Exterior drive-by showings are allowed; interior access will be coordinated after an accepted offer to respect tenant privacy.

A rare chance to secure substantial cash flow, appreciation, and scalable management efficiency across one of Philadelphia’s most resilient and high-demand rental markets. See Documents For Proforma. Full rent rolls, ledgers, photos, and the offering memorandum are available upon request.

Built in 1940

Essential Information

MLS® #	PAPH2559042
Price	\$4,500,000
Bathrooms	0.00
Square Footage	1,552
Acres	0.69
Year Built	1940
Type	Multi-Family
Sub-Type	Other, Interior Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	6066 E Roosevelt Blvd
Area	19149
Subdivision	N/A
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19149

Amenities

Utilities Natural Gas Available, Electric Available

of Garages 30

Garages Garage - Rear Entry

Interior

Heating Hot Water

Cooling Central A/C, Ceiling Fan(s), Multi Units, Window Unit(s)

Exterior

Foundation Concrete Perimeter

School Information

District PHILADELPHIA CITY

Additional Information

Date Listed November 13th, 2025

Days on Market 3

Zoning RSA5

Listing Details

Listing Office EXP Realty, LLC



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Listing information last updated on November 15th, 2025 at 7:15pm EST