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

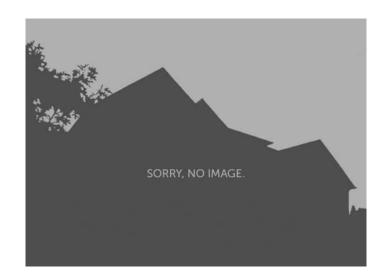
MLS® #PAPH2559042

## \$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

bright MLS

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