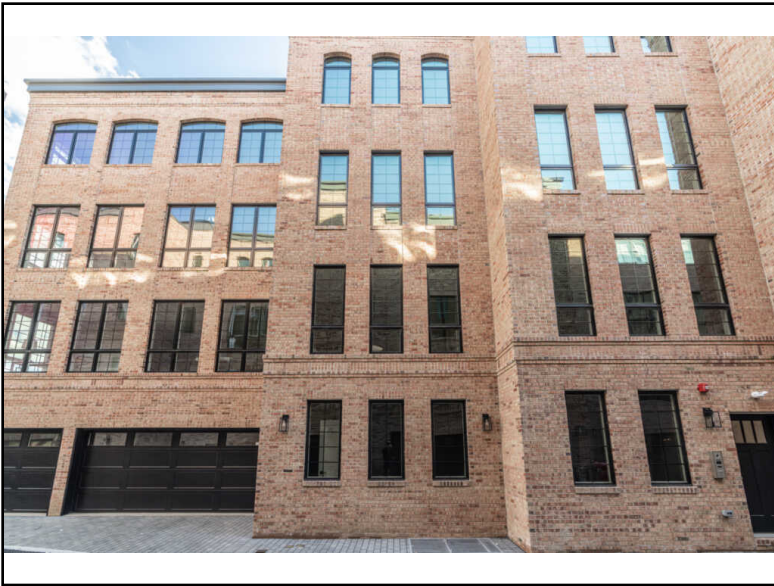




2401 Washington Ave
Philadelphia, PA 19146
For Sale: \$2,300,000

Type:	Multi-Family
Web#:	2870623
Square Footage:	6,800

2412 Innovator Way | Philadelphia, PA 19146 4-Unit Luxury Multifamily | New Construction | 7% Cap Rate | 4-Car Garage | Fully Stabilized Exceptional opportunity to acquire a newly constructed 4-unit luxury multifamily property in one of Philadelphia's fastest-growing submarkets with a 10 year tax abatement. Completed in 2023, this condo building features four large 3-bedroom residences with premium finishes, private garage parking, and modern design. Ideal for professional tenants seeking high-end living just minutes from Center City and University City. Each unit offers spacious layouts, modern kitchens, and contemporary finishes, with select units offering bi-level floorplans or private roof decks. With all units leased and stabilized, this turnkey investment provides immediate cash flow, minimal maintenance, and strong appreciation potential within the 19146 corridor. Total Rent Roll: \$180,600 per year (includes parking and utility reimbursements) Annual Expenses: approximately \$19,000 Net Operating Income: approximately \$161,600 Asking Price: \$2,300,000 Cap Rate: approximately 7.0% Delivered: 2023 Parking: 4-car garage (tenants pay \$300 per month per space) Unit 1 – 2,100 SF – 3 bed / 3.5 bath – bi-level first floor and basement – \$3,350/month Unit 2 – 1,530 SF – 3 bed / 2 bath – \$3,500/month Unit 3 – 1,585 SF – 3 bed / 2 bath – \$3,300/month Unit 4 – 1,585 SF – 3 bed / 2 bath with roof deck – \$3,400/month Parking income – \$1,200/month total Water reimbursement – \$300/month total Total monthly rent – \$15,050/month Annual Expenses: Taxes – \$4,479 per year Insurance – \$4,000 per year Condo fees – \$3,360 per year Total expenses – approximately \$19,000 per year Highlights include four large 3-bedroom units averaging over 1,700 square feet, four garage parking spaces, premium kitchens, modern baths, bi-level and roof deck layouts, and top-quality new construction delivered in 2023. The property offers proximity to Rittenhouse Square, University City, major transit routes, and employment hubs. Offered at \$2,300,000. Fully stabilized, turnkey 7% cap rate investment in a prime Philadelphia location. Contact for rent roll, lease abstracts, and full financials.

Listing Details

Asking Price: \$2,300,000	Status: Active	Type: Multi-Family
Web ID: 2870623	Last Update: 10/31/2025	Added: 8 Day(s) Ago

Property Details

Address: 2401 Washington Ave	City: Philadelphia	State: PA
Zip: 19146	County: Philadelphia	Square Footage: 6,800
Total Bathrooms: 0		

Location Details

Water Front: No	Water Access: No
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Broker Details

Triforce Commercial Real Estate LLC	Jason Horowitz
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