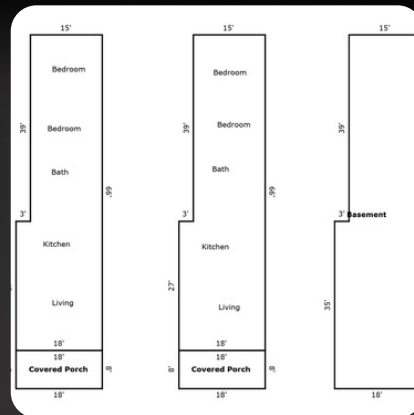




6036 CATHARINE ST, PHILADELPHIA, PA

\$130,000



Attention Investors! Opportunity awaits in the desirable Cobbs Creek section of Philadelphia. This two-story duplex is a full rehab project and ready for your vision. The property is currently a vacant shell requiring a complete renovation. There are no mechanical systems in place, no interior walls, and no finished flooring. Located near schools, shopping, recreation, and major employment centers, this property offers strong potential for investors looking to add value in a growing area. Bring your contractor and imagination — this is a prime redevelopment opportunity! Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.

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BROKER ID: RM051427A