

24 E Coulter St  
Philadelphia, PA 19144

Directions

Save

Explore this area

Search nearby · pizza · chinese restaurants





**BHHS Fox & Roach-Doylestown**  
 Member Full Report courtesy of: **Kurtis Marhefka**  
 1 to 1 of 1 Listings

Office: (215) 348-1700  
 Mobile Phone: (215) 778-6594  
 E-mail: kurt.marhefka@foxroach.com

**1** **24 E Coulter St, Philadelphia, PA 19144** **COM ACT** **\$350,000.00**



**MLS #:** 6400303 **\$/SqFt:** \$22.34  
**MLS Area:** 19144 **#Bldgs/Units:** 1 /  
 19144 **#Stories:** 4.0  
**County:** Philadelphia **Type:** Industrial  
**Tax ID #:** 884342060 **Age:** 140  
**Subdiv / Nei:** Germantown **Sale/Ls/Both:** S  
**School Dist:** Philadelphia **Land Only:** N  
**Bldg/Center:** **Wtrfront:** N  
**Approx Dim:** 44X146 **Land SqFt:** 5,852  
**Acres:** 0.13 **BldgSqFt:** 15,669  
**Internet:** Y/Y

**Financial Info**

**RE Taxes/Yr:** 1837 / 2014  
**Assessment:** 137100  
**Gross Ann Inc:**  
**Total Expenses:**

**Other Info**

**Land Use:** LC0 **Ann Lse \$/SqFt:**  
**Zoning:** R9A **SqFt Avail:**  
**LsdUnits:** **Avail Date:**

**Lease Info**

**Ann Lse Price:**  
**Mon Lse Price:**  
**Min Lse-Mo:**

**Features**

**Heating/Cooling/Utilities:** Public Water, Public Sewer, Oil, Hot Water, MixedPlumb, OnSiteOil **Util Avail:** WaterUtil, SewerUtil, ElecUtil, PhoneUtil  
**Type:** Industrial  
**Interior:** WoodFlr **Exterior:** PubTransNear, FlatRoof, BrickExt  
**Lot Info:** Urban  
**Other:** FeeSimple, Land&Buildng

**Remarks**

**Public:** Industrial warehouse building located in historic Germantown section. Walk to SEPTA lines; bus and train. Currently used as a restoration workshop and storage facility for The Cunningham Piano Company. Freight elevator services all floors and is accessed from the front of the building. **Agent:** This is an active workshop. Listing agent to be present for showings.

**Directions:** Germantown Avenue north/west to right on Coulter. **Cross Street:** Germantown Ave **Map Grid:** 7932C6

**Brokerage Information**

BHHS Fox & Roach-Doylestown PFR-DOY (215) 348-1700 **SBr:** **OPr:** \$350,000.00  
**ListAgent:** Kurtis Marhefka 60050054 (215) 778-6594 **BBr:** 3 **LDt:** 05/31/2014  
**CoListAg:** Edward Ritti **Other Phone:** (215) 778-6594 **TBr:** **XDt:** 05/14/2015

**Show:** By appointment only. Listing agent to attend.

**Show:** CallToShow, LAMustAccShw **Poss:** NegotPoss

**Agmt:** ER **OMD:**  
**Sign:** N **DVB:** N **LMD:** 06/02/2014  
**BkInt:** N **LBon:** **DOM:** 29  
**Disclosure:** **PrExc:** N **PMP:** 29  
**Short Sale:** N

**Owner:** Galassini-Oliver Realty LLC

**BHHS Fox & Roach-Doylestown**

TREND Realty Records Detailed Report courtesy of: **Kurtis Marhefka**

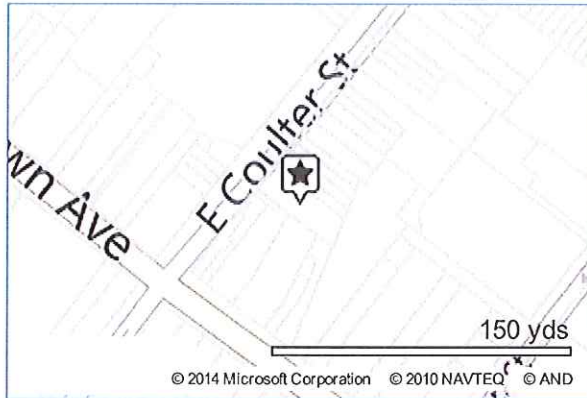
1 of 1 Total Properties

Office: 215-348-1700

Mobile: 215-778-6594

E-mail: [kurt.marhefka@foxroach.com](mailto:kurt.marhefka@foxroach.com)

**24 E Coulter St  
Philadelphia, PA, 19144-2218  
Philadelphia, Philadelphia County  
Tax Map: 53N24 Lot: 70**



**TREND**

Photo Date: 6/2014

**Summary Information**

Owner	<b>Galassini-Oliver Realty L</b>	Prop Class	<b>Industrial</b>
Owner Addr	<b>24 E Coulter St</b>	Record Date	<b>03/27/2008</b>
Owner City St	<b>Philadelphia, PA</b>	Settle Date	<b>02/27/2008</b>
Owner Zip+4	<b>19144-0000</b>	Sale Amt	<b>\$800,000</b>
Owner Cr Rt	<b>C038</b>	Annual Tax	<b>\$1,837</b>

**Geographic Information**

High Sch Dist	<b>Philadelphia City</b>	Old TaxId	<b>122018100</b>
Ward	<b>88</b>	Latitude	<b>40.033897</b>
TaxId	<b>884342060</b>	Longitude	<b>-75.169692</b>
Tax Map	<b>53N24</b>	Census	<b>0246.004</b>
Lot	<b>70</b>		

**Assessment & Tax Information**

Tax Year	<b>2014</b>	Taxable Bldg Asmt	<b>\$114,300</b>	Asmt As Of	<b>01/2013</b>
Municipal Tax	<b>\$825</b>	Taxable Total Asmt	<b>\$137,100</b>	Assessors Total Mkt	<b>\$137,100</b>
School Tax	<b>\$1,012</b>	Total Land Asmt	<b>\$22,800</b>	Mkt Val As Of	<b>01/01/2013</b>
Annual Tax	<b>\$1,837</b>	Total Bldg Asmt	<b>\$114,300</b>		
Taxable Land Asmt	<b>\$22,800</b>	Total Asmt	<b>\$137,100</b>		

**Lot Characteristics**

Frontage	<b>44.00</b>	Acres	<b>0.13</b>	Topography	<b>Level</b>
Depth	<b>145.50</b>	Shape	<b>Irregular</b>		
Sq Ft	<b>5,852</b>	Zoning	<b>RSA5</b>		

**Building Characteristics**

Bldg Sq Ft	<b>15,669</b>	Stories	<b>4.00</b>	Exterior	<b>Masonry</b>
------------	---------------	---------	-------------	----------	----------------

**Codes & Descriptions**

Land Use	<b>(LC0) Ind: Whse, Masonry</b>
Exempt Desc	<b>None</b>

### MLS History Information

List Number	Status	Status Date	Price
<b>6400303</b>	<b>ACT</b>	<b>5/31/2014</b>	<b>\$350,000</b>

### Transaction History (Complete)

Record Date	<b>3/27/2008</b>	Sale Amt	<b>\$800,000</b>
Settle Date	<b>2/27/2008</b>	Doc Num	<b>51876661</b>
Sale Remarks:	<b>BlanketDeed</b>		

Owner Names: **Galassini-Oliver Realty L**

Mort Rec Date	<b>3/27/2008</b>	Mort Amt	<b>\$500,000</b>
Mort Date	<b>2/29/2008</b>	LenderName	<b>National Penn Bk</b>
Remarks:	<b>BlanketMort, HomeEquityLoan</b>		
Mort Rec Date	<b>3/27/2008</b>	Mort Amt	<b>\$140,000</b>
Mort Date	<b>2/29/2008</b>	LenderName	<b>Cunningham Piano Co Inc</b>
Remarks:	<b>BlanketMort, HomeEquityLoan</b>		
Mort Rec Date	<b>3/27/2008</b>	Mort Amt	<b>\$500,000</b>
Mort Date	<b>2/29/2008</b>	LenderName	<b>National Penn Bk</b>
Remarks:	<b>BlanketMort, HomeEquityLoan</b>		
Mort Rec Date	<b>3/27/2008</b>	Mort Amt	<b>\$720,000</b>
Mort Date	<b>2/29/2008</b>	LenderName	<b>National Penn Bk</b>
Remarks:	<b>Conv, BlanketMort, HomeEquityLoan</b>		

Record Date	<b>8/13/1980</b>	Sale Amt	<b>\$15,000</b>
Settle Date	<b>8/13/1980</b>		
Sale Remarks:	<b>FairValue</b>		

Owner Names: **Reber, Doris C**

Owner Remarks: **PlusOthers**

© 2014 TREND MLS - The data on this report is compiled by TREND from various public and private sources. The data on this report is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history and property characteristics. Verify the accuracy of all data with the county or municipality. Generated: 6/28/2014 10:24:09 AM