

RENTALS

THREE/ FOUR BEDROOM APARTMENTS

1112 Fitzwater St., Unit B.....\$2,650+util (Water, Gas & Electric)

Large (approx. 1600 sq ft) bi-level three bedroom, one and a half bathroom apartment in Bella Vista located within walking distance to all major shopping, transportation, restaurants, theaters and more! Great location! Second floor has a spacious, bright and sunny living room with hardwood floors and a working gas fireplace , large eat in kitchen with plenty of cabinets, half bath and laundry room. Third floor has three good sized bedrooms with wall-to-wall carpeting and a full size bathroom with a linen closet. Central air, plenty of sun light, good closet space and a roof deck! **Sorry, NO PETS. By appointment only. Available 06/08/18.**

1302 S. Chadwick St.....\$1,495+util (Water, Gas & Electric)

Large **three bedroom home** in South Philadelphia (16th & Wharton St) conveniently located withing walking distance to Broad Street, close to major shopping and transportation. First floor features a large living room , nice and spacious kitchen with tile floor, stove, refrigerator and washer/dryer. Second floor has three good size bedrooms with wall to wall carpeting and a ceramic tile bathroom. Full unfinished basement for additional storage, large cemented fenced in private back yard, central air. **Pets negotiable with deposit – \$150 cat/\$300 dog. Available 06/10/18. By appointment only.**

TWO BEDROOM APARTMENTS

1358 South St., 3rd Fl.....\$2,275 +util (Gas, & Electric)

Spacious two bedroom, two and a half bathrooms apartment with hardwood floors, ceramic tile bath, modern kitchen with all appliances (microwave, dishwasher, refrigerator, range), washer/dryer in the unit, central air conditioning. Staircase leading to a private roof deck. Amazing location: walk everywhere! Blocks away from Whole Foods, all major theaters, restaurants, shopping, City Hall, steps away from Broad St Subway. **Available 06/15/18. Cat OK (\$150 deposit); Dogs Negotiable. By Appointment Only.**

750 S. 16th St., Unit C.....\$1,595+util (Water, Gas, & Electric)

Large bi-level (second & third floor front) two bedroom apartment in a much desired Graduate Hospital area. Second floor features spacious living room and eat in kitchen with plenty of cabinets, granite countertops and garbage disposal. Will be installing a brand new dishwasher and microwave and giving kitchen cabinets a face lift as well. Hardwood floors throughout the second floor , plenty of light, good closet space. Two large bedrooms with wall to wall carpeting located on the third floor level. Ceramic tile bathroom, central air, ceiling fans and much more. Coin operated laundry in the basement, close to all major shopping and public transportation. **Available NOW. Sorry, no pets. By appointment only.**

764 S. 15th St., Unit B.....\$1,575+util (Water, Gas, & Electric)

Bright and sunny second floor two bedroom apartment (app. 700 sq ft) in the heart of Graduate Hospital with hardwood floors throughout. Newer kitchen with plenty of cabinets, large living room with a ceiling fan, ceramic tile bathroom, washer and dryer in the unit, central air. Walking distance to all major shopping and entertainment, Avenue of the Arts, Rittenhouse Square, public transportation. **By Appointment Only. Pets negotiable with deposit (\$150 cat/ \$350 dog. Must be at least 1 y/o) Available 05/10/18.**

RENTALS

ONE BEDROOM APARTMENTS

1002 South 20th St, 1st fl.....\$1,565+util (Electric)

Rarely offered spacious bi-level **one bedroom and den** apartment (950 sq ft) located in Graduate Hospital area, within walking/biking distance to Center City, UPENN, South Street and all major shopping, entertainment and transportation. Hardwood floors throughout the first floor featuring an open floor plan living room, eat in kitchen with dishwasher and garbage disposal (all appliances are electric), large ceramic tile bathroom with a shower stall and a bedroom with french doors leading into a small patio. Finished basement with wall to wall carpeting with laundry room, den/office and half bath. Central air, plenty of closet space, recessed lighting, cable wired. **Available 05/12/18. By appointment only. Dog OK with deposit (\$300).**

1608 South St., 2nd Fl.....\$1,425+util (Water, Electric)

This spacious one bedroom apartment (800 sq ft) is located in the heart of Graduate Hospital. Walk everywhere, steps away from Broad St subway, shopping, entertainment, walking distance to Rittenhouse Square, City Hall, UArts. Hardwood floors throughout, ceramic tile bathroom, kitchen with plenty of cabinets, electric stove and dishwasher. Washer and dryer in the unit, central air. **Cat OK with deposit (\$150). By Appointment Only. Available 05/10/18.**

933 S. 10th St., 1st Fl.....\$1,449+util (Water, Gas, Electric)

Bright and sunny renovated one bedroom apartment with hardwood floors throughout, stylish kitchen with good cabinet space, granite counter tops and subway tile back splash, modern ceramic tile bath. Good size bedroom with access to back yard patio, full unfinished basement for additional storage. Central air, washer and dryer in the unit, good closet space. Amazing location, steps from Italian market, walking distance to Center City, all major shopping and transportation, across the street from a quaint city park. **By appointment only. Pets negotiable with deposit (\$150 cat/ \$350 dog. Must be at least 1yo) Available 05/10/18.**

1620 FitzwaterSt.,3rdFl.....\$1,395+util (Water, Gas & Electric)

Modern one bedroom apartment in Graduate Hospital area! Walking distance to Rittenhouse Square, Center City, UArts and all major shopping, entertainment and transportation. Hardwood floors throughout, exposed brick walls in the living room and kitchen area. Large living room, modern eat in kitchen, and ceramic tile bathroom. The bedroom is in the rear. All rooms are cable wired, central air and a designated washer & dryer for the unit. **Sorry, no pets. By appointment only. Available 06/08/18.**

731 S. 16th St., Apt 2F.....\$1,125+util (Gas & Electric)

Junior one bedroom apartment (350 sq ft) located two just blocks off South Street and two blocks from Broad Street. Modern ceramic tile kitchen with granite counter top, stove and refrigerator, garbage disposal. Trendy exposed brick, stylish ceramic tile flooring, high efficiency gas forced air heater, energy efficient windows, and air conditioner. Coin operated washer and dryer access. Great location, walking distance to Center City, all major shopping and restaurants. **Cat or Small dog OK-No deposit. Available 06/05/18. By appointment only.**

RENTALS

ONE BEDROOM APARTMENTS (CONTINUED)

729 S. 16th St., Apt 2F.....\$1,049+util (Gas & Electric)
Cozy junior one bedroom apartment (app. 600 sq ft) in Graduate Hospital area. Walking distance to Rittenhouse Square, Broad St Subway line, major shopping and entertainment, walk/bike everywhere. Konecto flooring throughout, modern updated kitchen, ceramic tile bath with shower stall, air conditioning, coin operated laundry in the building. **Cat OK with deposit (\$150.00). Available 05/05/18. By appointment only.**

STUDIO APARTMENTS

1920 Bainbridge St. Unit 3F.....\$1,375+util (Water, Gas & Electric)
Newly renovated luxury two room studio apartment (approx. 500 sq. ft.) in the heart of Graduate Hospital area located on a beautiful tree lined street within a short distance to everything Philadelphia has to offer. Walk/bike to Center City, UPENN, Jefferson Hospital, Hahnemann Hospital, Broad St Subway line, Whole Foods, gyms, Rittenhouse Square and all the major entertainment and restaurants. Eat in kitchen with solid maple cabinets, granite counter tops and all brand new stainless steel appliances (dishwasher, refrigerator, range, garbage disposal, Microwave), private laundry with brand new washer and dryer; modern ceramic tile bathroom with an oversized shower with frameless shower doors. Large front room with brand new insulated windows with KeyWest blinds, central air, access to fenced in shared patio. **Available NOW. Cat OK / Dog (under 20 lb) OK..No Pet Deposit. By appointment only.**

2047 Christian St., Apt. 3F.....\$1,150+util (Gas & Electric)
Third floor large studio apartment (approx 500 sq ft) with Konecto flooring, separate kitchen with beautiful views of the Center City skyline. Coin operated washer and dryer on the premises . High efficiency heating system, thermal pane double glass insulated windows, window air conditioner. Nice and wide, tree lined street, walking distance to Center City, UPENN, Rittenhouse Square, close to major shopping and transportation. **Cat OK with deposit (\$150). Rent includes Hot Water! Available 06/05/18. Maximum two person occupancy.**

2047 Christian St., Apt. 2F.....\$1,175+util (Gas & Electric)
Bright and sunny studio apartment (approx. 450 sq ft) located on a tree lined street in the heart of Graduate Hospital area, within walking/biking distance to Center City, South Street, UPENN, Rittenhouse Square and all major shopping and entertainment. Hardwood floors, eat in kitchen, brand new bathroom (will be installed by 06.09.18), energy efficient windows and gas radiator heating system, air conditioning, and coin operated washer and dryer in the basement. **Rent includes hot and cold water. Sorry NO PETS. By Appointment only. Available 06/09/18.**

Best City Homes, Inc.
2216 South Street
Phone: 215-545-1144
www.bestcityhomes.com

04/10/18

RENTALS

2311 Christian St. Apt. 2R.....\$949+util (Gas & Electric)
Recently renovated studio apartment (approx. 300SF) with nice kitchen, terra cotta ceramic tile bath with original refinished antique claw foot soaking tub. Air conditioning, energy efficient thermal pane windows, cable/ internet ready, Konecto floors, and coin operated laundry on premises. **One cat OK with deposit (\$150.00). Available 06/07/18. By appointment only.**

COMMERCIAL

34TH & Wharton St. (Garage & Office).....\$1,950+util (Water, Gas,Electric)
13XX S Warfield Street : Warehouse/garage space with an office available April -May 2018. The unit is 14 ft x 45 ft, the ceiling is 23 ft high. There is a mezzanine second floor with office space. Garage doors are 10 ft x 10 ft and there is a half bath on the first floor.

****For all apartment showings, please contact Toffer Mihalka by phone or text at (215) 303-6704 or by email at Toffer@bestcityhomes.com ****

REQUIREMENT THREE MONTHS RENT REQUIRED TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$35.00 AND IS NON-REFUNDABLE. WE CHECK YOUR CREDIT, RENTAL & EMPLOYMENT HISTORY. INCOME QUALIFICATIONS: YOUR MONTHLY GROSS INCOME SHOULD BE AT LEAST THREE TIMES THE AMOUNT OF MONTHLY RENT. UNLESS NOTED IN THE AD AS PET FRIENDLY REGRETFULLY OUR POLICY IS NO PETS ARE ALLOWED IN ANY OF OUR RENTALS.

SAMPLE LEASES ARE AVAILABLE UPON REQUEST PRIOR TO SUBMITTING AN APPLICATION.

ALL GAS HEAT UNITS REQUIRE PURCHASE OF THE PGW PARTS & LABOR PLAN WHICH RUNS APPROXIMATELY \$110/YEAR.

MORE INFO ON THE PARTS & LABOR PLAN CAN BE FOUND BY VISITING www.pgworks.com.

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