

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

02/08/21

RENTALS

TWO BEDROOM APARTMENTS

1716 Montrose St, 1st Fl.....\$1,365+util (Gas & Electric)

First floor two bedroom apartment in the Graduate Hospital area, located between 17th & 18th, one block south of Christian Street, walking distance to Center City, close to major shopping and transportation. Hardwood floors throughout the living room, nice kitchen and two good sized bedrooms with wall to wall carpeting and plenty of sunlight. Central air conditioning , washer and dryer in the unit and access to a large cemented backyard. **Available NOW. Pets negotiable with deposit (\$175 Cat/\$350 Dog). By Appointment Only.**

751 S 16th Street, 2nd Fl.....\$1,395+util (Gas & Electric)

Cozy two bedroom apartment (approx 700SF) located on 16th Street between Fitzwater and Catharine Streets. Hardwood floors throughout & lots of closet space. There is a ceramic tile bath, and an oak eat in kitchen with full size refrigerator, microwave and gas range. Central air conditioning and access to coin operated laundry facilities provided. Within walking distance to Center City & only two blocks from South and Broad Street for major shopping and transportation. **One cat OK with \$250 deposit. By Appointment Only. Available NOW.**

2209 South Street, 2/3rd Floor.....\$1,395+util (Gas & Electric)

Large (1100 sq ft) bi level two bedroom , one bath apartment located on South St between S 22nd & S 23rd St. Second floor features two bedrooms with good closets and brand new wall to wall carpeting. Third floor has a large living room with brand new hardwood floors ,ceramic tile bath, spacious kitchen (stove, refrigerator, dishwasher) with plenty of cabinets and access to private rear deck. Central air, sorry, no laundry. **Pets negotiable with deposit (2 pets max, \$350 deposit 1yo+). By Appointment Only. Available NOW.**

521 S 17th Street, Unit 3.....\$1,595+util (Gas & Electric)

Sun filled bi-level (2nd & 3rd fl) two bedroom apartment located in the heart of Graduate Hospital are on 17th & Lombard St. Second floor– full kitchen with range , dishwasher, refrigerator , large living room with hardwood floors. Two large bedrooms with hardwood floors and a ceramic tile bath on the third floor. Central air, washer & dryer in the unit, access to roof patio off 2nd floor. Located within walking distance to 3 grocery stores, gyms, Rittenhouse Square, Broad St subway line. **Pets negotiable with deposit. Available NOW.**

1100 N 41st Street, Apt. 3F.....\$825+util (Electric)

Light filled (600 sq ft) two bedroom apartment in Parkside, located on 41st St, just 2 blocks away from Girard Ave, close to all major public transportation. Pergo wood flooring throughout, air conditioning, modern kitchen with stove and refrigerator and a full bath. Close to all major shopping, coin operated laundry a block away, minutes from Philadelphia Zoo and Fairmount Park. **Maximum occupancy is 2 people. One cat OK (no deposit), one dog under 25 lbs with \$250 non-refundable deposit. By appointment only. Available 03/10/21**

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ONE BEDROOM APARTMENTS

1511 Catharine Street, 1st Fl.....\$1,095+util (Gas, Electric)

This spacious first floor one bedroom apartment is located in the Graduate Hospital Area. Walk/bike everywhere, a few blocks away from Broad St subway line, walking distance to Center City, Nice kitchen with plenty of cabinet space, ceramic tile floor throughout with central air & ceiling fans. Washer and dryer in unit. **Pets OK with deposit (\$150 Cat/\$300 Dog). Available NOW. By appointment only.**

933 S 10th Street, Apt 1.....\$1,395+util (Gas, Electric, Water)

Bright and sunny recently 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. **Available NOW. By appointment only. Pets negotiable with deposit (\$175 cat/ \$350 dog. Must be at least 1 y/o)**

1606 South Street, 2nd Fl.....\$1,375+util (Electric)

This is a modern bi-level one bedroom apartment on 16th & South Street! Walking distance to Center City, Rittenhouse Square and all major shopping, entertainment and transportation. Hardwood floors throughout, large living room with a ceiling fan, brand new eat in kitchen with over-sized granite counter-tops, ceramic tile bathroom. Bedroom is on the lower level in the rear. This apartment also has central air-conditioning and a designated washer & dryer for the unit. **CAT OK with deposit (\$175, 1yo+). Available NOW. By appointment only.**

1920 Bainbridge St, Apt. 2F.....\$1,295+util (Gas, Electric, Water Usage)

Rarely offered newly renovated one bedroom (approx 475 sq ft) apartment in the heart of Graduate Hospital area, walking distance to Center City, PENN, DREXEL, Jefferson and Broad Street Subway line. Great location , minutes from grocery stores, gyms, bars, restaurant and all major shopping and transportation. Exposed brick, energy efficient windows, Key West window blinds, ceiling fans, stylish ceramic tile flooring throughout, stackable washer and dryer and air conditioning in the unit. Updated kitchen with granite counter tops and all appliances (dishwasher, gas range, refrigerator, garbage disposal); stylish ceramic tile bath with exposed brick and walk in shower. **Available NOW. Cat OK/ no deposit. By appointment only.**

1100 N 41st Street, Apt. 3R.....\$750+util (Electric)

Light filled (400 sq ft) one bedroom apartment in Parkside, located on 41st St, just 2 blocks away from Girard Ave, close to all major public transportation. Pergo wood flooring throughout, air conditioning, modern kitchen with stove and refrigerator and a full bath. Close to all major shopping, coin operated laundry a block away, minutes from Philadelphia Zoo and Fairmount Park. **Maximum occupancy is 2 people. One cat OK (no deposit), one dog under 25 lbs with \$250 non-refundable deposit. By appointment only. Available 03/05/21.**

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COMMERCIAL

2216 South Street, 2R.....\$780 (utilities included)
300 sq.ft. of modern **office space** located on the second floor rear of a three story walk up building. Wall to wall carpeting throughout, track lighting, wired for internet, private ceramic tile bathroom and a supply closet. The building is located on one of the busiest blocks of South St, has sprinkler system and burglar/alarm monitoring, energy efficient central air and gas heat, thermal double pane windows. **All utilities are included. Available 01/01/21. By appointment only. Rent is \$780 per month (includes water, gas, electric, tenant pays U&O Tax @11%)**

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.