



Commercial For Sale | Office | Office Building

# 130 South Euclid Avenue . Pasadena , CA 91101

**For sale a multi-tenant office building. For more information, please contact the listing agent, Edward Chao 818-212-2763 Edward.Chao@marcusmillichap.com**

## Listing Info

Listing ID: 2112  
**Sold**

**For Sale**

Posted: 12/20/2019 12:32 pm | On HOMEiZ: 1594 days | Updated: 4 years ago | Views: 807

**\$4,575,000**

## Location Map

**Listing Presented by**



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$4575000
Last Sold Price	\$4575000
Last Sold Date	11/22/2019
Total Lot Size	19,382.00 Sq. Ft.
Asking Price per Sq. Ft.	\$584
Total Building Size Sq. Ft.	7830

Commission Split %	Contact listing agent%
Cap Rate %	5.45%
Gross Annual Income	\$0
Net Operating Income	\$249338
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$34541

## Property Location & Description

Listing Headline	For sale a multi-tenant office building. For more information, please contact the listing agent, Edward Chao 818-212-2763 Edward.Chao@marcusmillichap.com
Property Description	This asset rests on a 19,382 SF lot (0.45 Acres) and is an ideal opportunity for an owner user / investor to capitalize on the cash flow potential of the property. The property currently has two vacant and 18 fully occupied suites on one-year leases. Additional income is also generated from on-site parking (managed by Diamond Parking Services) and three garages.
Location Description	prime location of downtown Pasadena, less than 5 minutes walking from Pasadena Civic Auditorium and the premier dining and shopping destination of The Paseo; less than a mile from from Pasadena City Hall, the premier dining and shopping of Old Pasadena, and many other thriving businesses.
APN / Parcel ID	5722030010

Building Class	C
Occupancy %	95%
No. Stories	2
Year Built	1937
Overall Property Condition	Good
Highlights	Multi-Tenant Office Building With Significant Upside Potential
	Features 20 Office Units (18 Fully Occupied With Year Long Leases & 2 Vacant)

## Property Information

Building Amenities	Controlled access
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## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Assigned Parking
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## Investment Overview

Type of use	Investor
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## Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A

R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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