



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 7531 Knott Avenue . Buena Park , CA 90620

**For sale 24 Unit Apartment Building Offered at \$7,500,000 at a 4.2% Cap Rate, in Buena Park, CA. For more information please contact the listing agent, Tyler Leeson 949-258-4539**

**Listing Info**  
Listing ID: 2281  
**Sold**  
**For Sale**

Posted: 05/08/2020 12:46 pm | On HOMEiZ: 1457 days | Updated: 3 years ago | Views: 784

**\$7,350,000**  
**Listing Presented by**

## Location Map



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$7350000
Last Sold Price	\$7350000
Last Sold Date	05/08/2020
Total Lot Size	38,951.00 Sq. Ft.
Asking Price per Sq. Ft.	\$354
Total Building Size Sq. Ft.	20784

Commission Split %	Contact listing agent%
Cap Rate %	4.20%
Gross Annual Income	\$0
Net Operating Income	\$308700
Gross Rent Multiplier	14.76
Operating Expenses	\$0
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$55493

## Property Location & Description

Listing Headline	For sale 24 Unit Apartment Building Offered at \$7,500,000 at a 4.2% Cap Rate, in Buena Park, CA.For more information please contact the listing agent, Tyler Leeson 949-258-4539
Rent control	Rent Control
Property Description	A 24-unit multifamily investment property located in Buena Park, one of the strongest rental markets in Southern California. Situated on a 0.89-acre lot, the 20,784 square foot property consists of one- and two-bedroom floor plans, each with a den, and offers amenities including security doors, patios, balconies, fireplaces, carport and open parking, and on-site laundry.

Location Description	The property's fantastic location, Casa Andini is well suited to provide investors with strong returns and value appreciation over the long term investment horizon. In addition, Casa Andini's strategic location, in close proximity to Interstate 5 and State Route 91, provides residents with convenient access to employment hubs in nearby cities.
No. of Units	24
Price per Unit	\$306250
Units Mix	
No. Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
2	
690	
\$1425	
2.	
2+2	
22	
882	
\$1763	
3.	
4.	
5.	
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2

Year Built	1973
Overall Property Condition	Very good
Highlights	One- and Two-Bedroom Floor Plans, Each with a Den
	Less than One Mile from Buena Park Downtown and The Source OC and Minutes Away from Knott's Berry Farm
	Offers Amenities Including Security Doors, Patios, Balconies, Fireplaces, Carport and Open Parking, and On-Site Laundry

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	Off-street On-street 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	OC20021684
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