



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

2310 Montrose Avenue . Montrose , CA 91020

For sale 5 units in Montrose, CA. For more information please contact the listing agent, Rick Ramirez: info@laaa.com (818) 212-2808

Listing Info

Listing ID: 2415
Sold

For Sale

Posted: 09/02/2020 10:47 am | On HOMEiZ: 1335 days | Updated: 3 years ago | Views: 632

\$1,850,000

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$1850000
Last Sold Price	\$1850000
Last Sold Date	09/02/2020
Total Lot Size	8,665.00 Sq. Ft.
Asking Price per Sq. Ft.	\$359
Total Building Size Sq. Ft.	5156
Commission Split %	Contact Listing Agent%

Cap Rate %	3.58%
Gross Annual Income	\$0
Net Operating Income	\$66230
Gross Rent Multiplier	17.42
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$13968

Property Location & Description

Listing Headline	For sale 5 units in Montrose, CA. For more information please contact the listing agent, Rick Ramirez: info@laaa.com (818) 212-2808
Rent control	Non Rent Control
Property Description	The offering sits on 8,664 square feet of land with 5,156 square feet of rentable area and consists of 2- two bed / two bath, 2- three bed / two bath units and 1- two bed / one bath house. The front house is built in 1939 and the four units in back are built in 1985. The property has undergone recent renovations and features: new roof (front house and mansard perimeter of back building), completely renovated front house (approx. 2011) and unit #1 (approx. 2014), copper plumbing throughout, ABS plastic drain and main lines, central heating/air, new HVAC for units #3 and #4 (2019). new water heaters in units #2 and #3 (2019), new on demand water heater in front house (2020), landlord owned laundry room with coin-op washer/dryer, etc.
Location Description	Montrose is bordered by Glendale to the south and west, La Canada Flintridge to the east, and Angeles National Forest to the north.
No. of Units	5

Price per Unit	\$370000
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 2+1 1 2. 2+2 2 3. 3+2 2 4. 5.	
APN / Parcel ID	5807-006-059
Zoning	R3
Occupancy %	90%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1985
Overall Property Condition	Good
Highlights	Great unit mix
	Built in 1939/ Renovate1985

	Vacant 2 Bed / 2 Bath
	Recent Upgrades
	Significant Upside in Rents
	Newly Remodeled Front House & Unit 1

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	8

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	20-566566
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