

\$2,490,000 - 159 N Sierra Bonita Avenue,

MLS® #AR24024786

\$2,490,000

3 Bedroom, 0.00 Bathroom,
Residential Income on 0 Acres

Pasadena City College area, , CA

With CAP Rate Close to 5% in a Class-A Location, and 100% VACANCY, this offering provides an extremely rare opportunity for investors to acquire a beautifully upgraded single-story apartment in an unbeatable location in Pasadena. This 100% Vacancy provides new owners with TOTAL CONTROL of tenant selections without having to deal with costly & time-consuming tenant relocation, and thus bypassing Pasadena Rent Control. CAP Rate is Proforma (Marked to market) as all units are currently vacant. The property is an attractive single story garden style apartment that was built in 1954 and completely upgraded in 2023-2024. It offers a large 3248 SF building size and is situated on a 8,964 SF lot size with medium density zoning RM-32. It has excellent curb appeal with complete upgrades that includes new roof, new electrical (panel + subpanels), new plumbing, new sewer line, new windows, new landscaping, new entry gate, new driveway, new exterior faade, new exterior paint, and all units have been completely upgraded. It offers an excellent unit mix of 2 x 2bedroom+2bathroom, and 3 x large 1bedroom+1bathroom. Each unit is bright with an excellent layout and has been fully upgraded with high-end finishings. All the windows have been upgraded with double pane windows, complete with brand new zebra blinds, all units have brand new flooring throughout, brand new kitchen with kitchen island complete with high-end cabinets and



quartz countertops, brand new bathroom complete with tiled bathroom and new vanity cabinets, new mini-split HVAC system in living room and bedroom, and brand new almo

Additional Information

County	Los Angeles
Zip	91106
MLS® #	AR24024786
Bedrooms	3
Lot Size	0.21
Neighborhood	PASADENA (91106)

Listing Details

Provided By: Growth Investment Group Pasade

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