



MULTI-UNIT HOUSING OR MIXED-USE DEVELOPMENT FOR SALE

826 N FAIR OAKS AVE,
PASADENA, CA 91103

MacVAUGH & Co
Commercial Real Estate Services

FOR SALE

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STATS

- **Sale Price:** \$1,690,000.00
- **Land:** 10,742 SQFT
- **House:** ~1,000 SQFT
- **Side Unit:** ~323 SQFT *unpermitted
- **Apartments:** ~ 400 SQFT each
- **Zoning:** PSR*
- **Built:** 1954



CURRENT LAYOUT

- Three one-bedroom one-bath apartments over a garage
- Front house with two bedrooms, an office and one bath
- Side unit that can be converted into an office or ADU unit - small kitchen, bathroom and bedroom

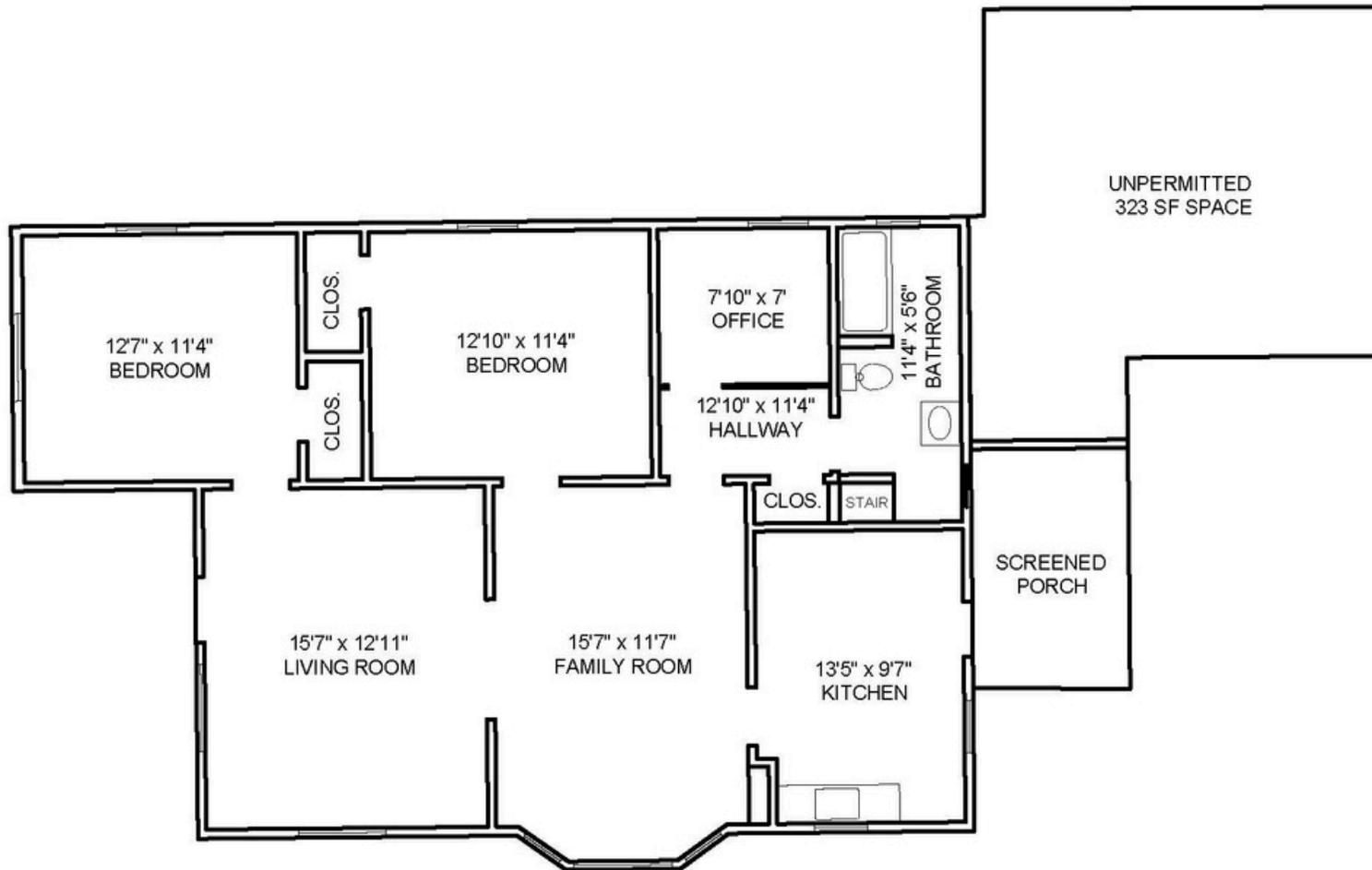


PERMIT-READY LAYOUT

- An entitled mixed-use development project
- 6,602 sqft of ground floor commercial and six multi-family residential units
- Plans and permits are available by request



EXISTING HOUSE PLAN



832 N FAIR OAKS

EXISTING APARTMENT PLAN



826 N FAIR OAKS APT 2 & 3
2ND FLOOR



826 N FAIR OAKS APT 1 & GARAGE
GROUND FLOOR

826 N Fair Oaks Ave
10,724 SQFT of Land
\$1,690,000.00

Units

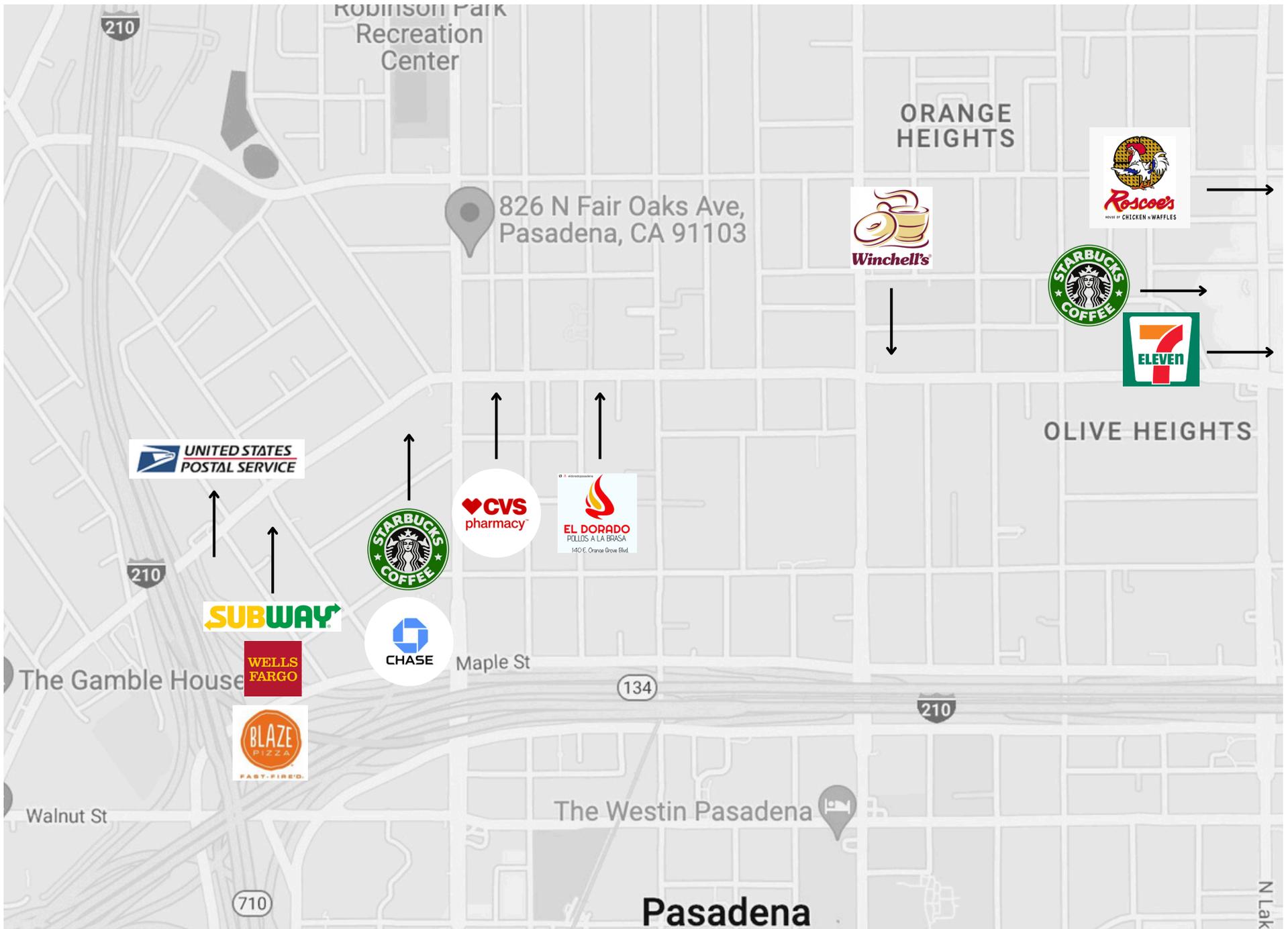
House | \$1954.00/mo

Apt 1 | \$1725.00/mo

Apt 2 | \$843.00/mo

Apt 3 | \$843.00/mo





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