

6 VALUE-ADD UNITS FOR SALE OFF MARKET - PRIME PASADENA



965 - 967 N. SUMMIT AVE.

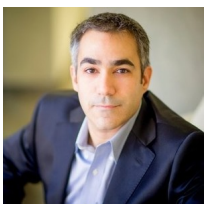
Looking for an investment with room to grow? This 6-unit apartment building in Pasadena offers incredible value-add potential and room to boost your returns.

Here's what makes it a great investment:

- Prime Location: Located in sought-after Pasadena, known for its strong rental market.
- Value-Add Opportunity: Light renovations can increase rents and boost property value.
- Upside Potential: Currently under-market rents allow for about 30% upside.

- Room for Expansion: Potential space to add Accessory Dwelling Units (ADUs) for extra income.
 - Steady Demand: Pasadena's strong job market ensures a reliable tenant base.
- Don't miss this chance to invest in a high-demand area with significant upside potential.**

YEAR BUILT	1958
BUILDING SQFT	4,275
TOTAL UNITS	6
ADU POTENTIAL	Yes
SITE SQFT	12,008
PARCEL NUMBER	5728-003-033
ZONING	PSR1
PARKING	10 - 12 Vehicles
GAS	Separately Metered
ELECTRICAL	Separately Metered
LAUNDRY	All Units Have Washer Hookups
PRICE	\$2,150,000



Sam Shakerchi
DRE# 01868195
Senior Vice President
M: 310.525.0872
sam.shakerchi@compass.com

COMPASS
COMMERCIAL



COMPASS
COMMERCIAL