

MIXED-USE PROPERTY!!! MU2 ZONING

3729, 3729A, & 3737 Baldwin Park Blvd, Baldwin Park, CA 91706



Three Separate Structures with its own fenced lot. Concrete Driveway and Parking area, private yard finished with pavers. Automatic Iron Gate and Vinyl 6 foot tall fence all around. Currently built out as 2 residential units and a Retailer office. Retail space (#3737) is currently vacant, formerly used as Hair Salon. Street front house (#3729) is a 2bd/1ba about 800sf originally built in 1956, completely renovated in 2023. Back house (#3729A) is a 1200sf brand new ADU completed in December 2023 consists of 3 bedrooms 2 Baths with 10 paid in full solar panels. Each unit is separated with its own yard. Huge lot with plenty of parking spaces. There are 3 electrical meters, 2 gas meters and one water meter. Easy access to FWY10, 605 and 210 with excellent exposure on a busy street and corner lot. Street front units 3729 & 3737 allow various commercial use, check with city for permissible usage.

Front house is currently renting at \$2,300 on Month to Month as residential occupancy. Will be at higher rate for commercial usage. Back ADU is currently renting at \$3,000 on Month to Month. Immediate rental increase allowed on both units. Landlord pays for water and tenant pays their own utilities and trash. Both are excellent tenants, possible to deliver as vacant if required.