

Active • Single Family Residence

\$1,090,000 ↓

530 N Dalton Ave • Azusa 91702

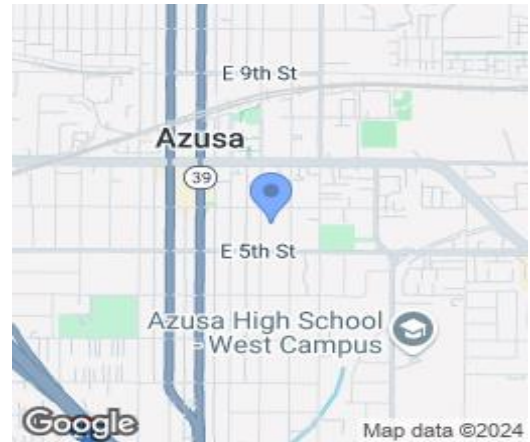
112 days on the market

2 units • \$545,000/unit • 2,286 sqft • 8,315 sqft lot • \$476.82/sqft •

Listing ID: AR24112817

Built in 1956

n. of 5th St.



2 Units on a Lot This incredibly spacious and updated duplex gives you an investment opportunity, a "live one/lease one" option, or even a convenient solution for welcoming your guests, moving your parents in, or wanting to be closer to friends! The duplex includes a 3-bedroom, 2-bathroom front unit home, and a back unit home that includes 2-bedroom, 2-bathroom that sits atop a 4 car garage. This offers families, young professionals, and students a perfect blend of comfort and convenience as it is only minutes away from the downtown shopping area and close proximity to top-rated schools like Citrus College, Azusa Pacific University, and Azusa High School Campus. The front unit home boasts a roomy 1,278 sq ft and was built in 1956 but completely remodeled in 2014. The rear building that has 1,008 sq. ft. was built in 2014, and is situated conveniently on top your 4 car garage. Both homes have laminate flooring in all bedrooms and living room, tile floor in all bathroom and kitchens. Both units have 2 separate electricity, gas, and water meters for your billing convenience. There is nicely landscaped front lawn and a large backyard with adjacent block wall. This duplex is also centrally located near the 201 and 605 freeways. Don't miss your opportunity to see this beautiful home!

Facts & Features

- Listed On 06/13/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$694 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$54720 Gross Scheduled Income
- \$52272 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen
- Appliances: Built-In Range
- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,448
- Insurance: \$1,208
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$520
- Water/Sewer:
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses: 270

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,450	\$29,400	\$3,000
2:	1	2	2	2	Unfurnished	\$2,110	\$25,320	\$2,380

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- Rent Controlled
- 607 - Azusa area
- Los Angeles County
- Parcel # 8611010039

Chun Mei Chang

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IRN Realty

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