

EXCLUSIVE LISTING

612 Fremont Ave, South Pasadena, CA

8-unit Value-add in South Pasadena (NO LOCAL Rent Control), Excellent Location steps to Mission Street Downtown District, Large building and Excellent Unit Mix, Excellent Curb Appeal, First Time for Sale Since 1989, South Pasadena School District, Exceptional Demographics



SUMMARY

Subject Property:	612 Fremont Ave South Pasadena, CA 91030
Price:	\$3,750,000 \$3,595,000
Price Per Unit:	\$469,000 \$449,000
Year Built :	1965
Building Area:	6,540 SF (Avg. 818SF/unit - Buyer to verify)
Lot Size:	9,948 SF
APN#:	5315-001-037
Zoning/Parking:	R3 / 12 spaces
Unit Mix:	4 x 2Bed + 1Bath 4 x 1Bed + 1Bath

Investment Highlights

- First Time for Sale Since 1989; NO LOCAL Rent Control (AB1482 Statewide)
- EXCEPTIONAL LOCATION only steps away from Mission Street Downtown District & Fair Oaks Ave, walking distance from Shopping, Dining, Schools, and other amenities.
- Highly Desirable South Pasadena School District
- EXCEPTIONAL Demographics: Average household income ±\$184,506 within a mile radius
- Easy to Manage and Rent with High Demand of rental units for this Class A Location
- Adjacent to City of San Marino, Minutes away to City of Pasadena
- Excellent access to downtown Los Angeles via 110 Freeway or Huntington Dr.

Property Highlights

- Excellent Location with Superb curb appeal, Super attractive setting with well-groomed landscaping
- Excellent unit mix with 50% 2bedroom units – each unit is large and spacious
- Large building averaging ±818 SF/unit (buyer to verify)
- 4 newer HVAC units, Copper plumbing, recently repainted exterior, 1 unit has an EV Charging in the parking area
- Each unit is bright with Central HVAC, Triple-pane Windows, and semi-private patio
- Only 8 units, No On-site manager is required
- Unit amenities: hardwood floor, stainless steel kitchen appliances, large and spacious unit, dining area, large bathroom, plenty of linen cabinets, etc.
- Separately metered for electricity with laundry facility on site

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FAIR OAKS AVE

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