

7246 Petrol St

7246 Petrol St, Paramount, CA 90723

Presented By:
Mercenary Investments, LLC



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Property Details

Price: \$3,000,000

- 7246 Petrol Street is a rare opportunity to purchase a townhome community with 10 fully leased units.
- Close to the Interstates 105 and 705 interchanges, residents have great access to the best this area has to offer.
- Townhomes feature gated access, private patios and balconies, an attached garage, and in-unit laundry.
- Paramount is an esteemed suburb at the gateway to Los Angeles, home to a population of nearly 54,000 residents.

View the full listing here: <https://www.loopnet.com/Listing/7246-Petrol-St-Paramount-CA/35029113/>

Price:	\$3,000,000
No. Units:	10
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Townhome
Building Class:	B
Sale Type:	Investment
Cap Rate:	6.00%
Lot Size:	18,000 SF
Gross Building Area:	9,280 SF
Sale Conditions:	Bulk/Portfolio Sale
Gross Rent Multiplier:	13
No. Stories:	2
Year Built:	1986
Parking Ratio:	1.4/1,000 SF

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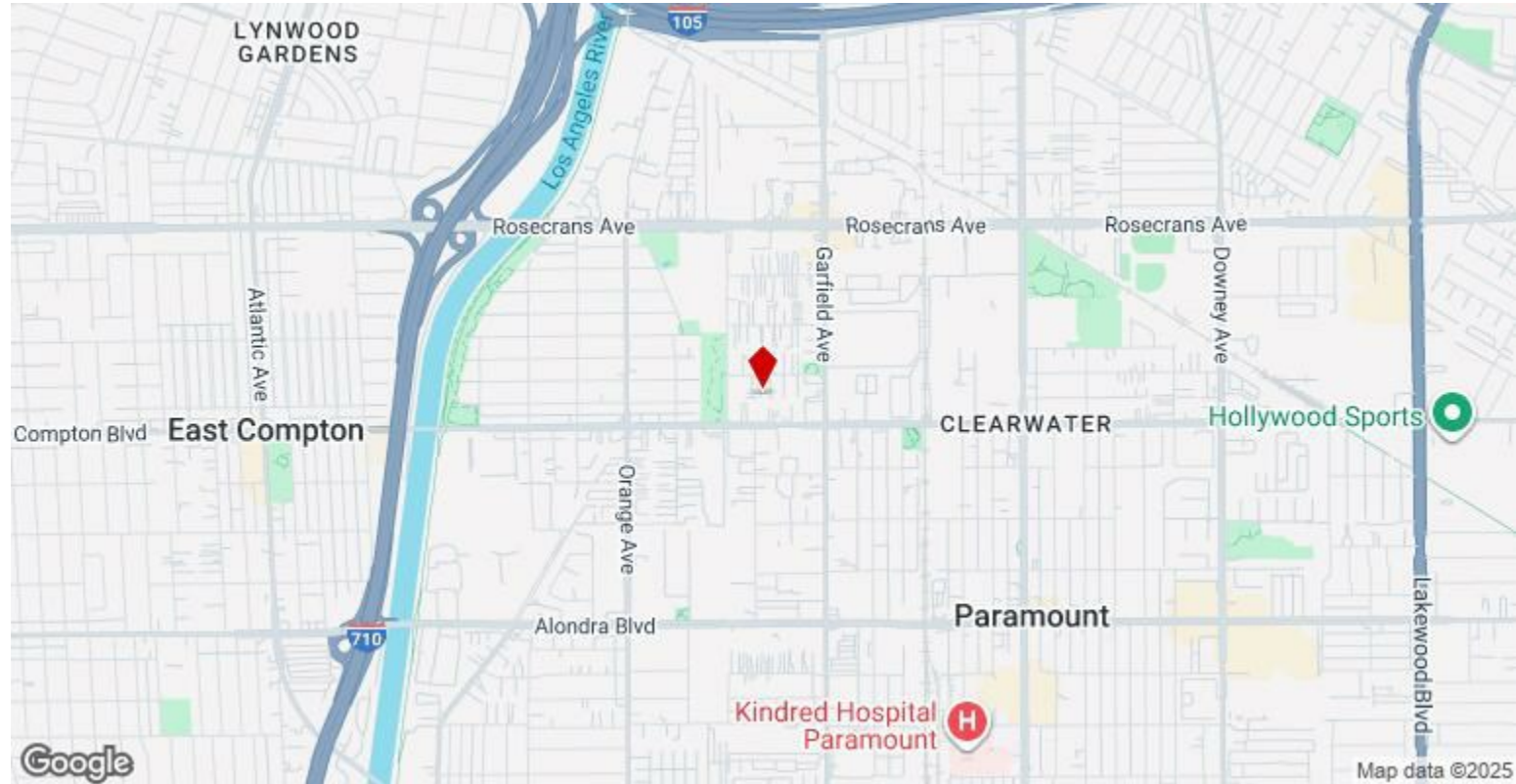
Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+2	10	\$2,295	900

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Location



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Property Photos



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Unit 7

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Unit 7



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Unit 7



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10 Townhome Units



Secured Multifamily Community

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Property Photos



Renovated Kitchens | 2BR, 1.5BA - 900SF



Spacious Living Spaces | 2BR, 1.5BA - 900SF

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Property Photos



Bright, Spacious Dining Areas | 2BR, 1.5BA - 900SF



Sundrenched Primary Bedroom | 2BR, 1.5BA - 900SF

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Property Photos



Two-Bedroom Units | 2BR, 1.5BA - 900SF



Sleek Bathroom Spaces | 2BR, 1.5BA - 900SF

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Value-Add Potential | 2BR, 1.5BA - 900SF



Renovation Friendly Units | 2BR, 1.5BA - 900SF

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Well Maintained Asset | 2BR, 1.5BA - 900SF - Primary Bedroom



Updated Restrooms | 2BR, 1.5BA - 900SF

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Property Photos



Diverse Unit Mix | 2BR, 1.5BA - 900SF



Secure Garage Parking for Residents

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Desirable Private Patios and Balconies



Nestled in a Residential Heavy Community

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Attractive Suburban Locale



Close to I-5 and I-705

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**Mercenary Investments,
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