EXCLUSIVE LISTING!

542-548 N Madison Ave, Pasadena 91101

3 Houses on a large Lot - several blocks north of Old Town Pasadena, Large ±13k SF Lot, highly desirable layout, Front House can be delivered vacant, Easy to Rent and Manage.

GROWTH INVESTMENT GROUP
CALIFORNIA



SUMMARY

Subject Property:	542 N Madison Ave Pasadena, CA 91101
Price:	$1,498,000
Price Per Unit / SF:	$499,000
Year Built:	1923
Building & Lot Area:	2,150 SF / 13,208 SF
APN / Zoning:	5731-006-012 / RM-16
Unit Mix:	1 x 2B + 2B HOUSE 1 x 2B + 1B HOUSE 1 X 1B + 1B HOUSE

Investment & Property Highlights

- Prime 3 houses on a lot near Old Town Pasadena and Rose Bowl
- Perfect for an owner user or a first-time home/apartment investor; front house can be delivered vacant
- Can add ADUs (buyer to verify)
- SUPERB demographics with ±$111,562 average household income within a 1-mile radius
- Walk Score 78, Bike Score 91
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Highly desirable 3 single-story houses on a large lot size (±13k SF)
- Excellent mix with 2bed and 1bed units; Super easy to rent and manage
- Charming property with lush landscaping, single family houses feel to it
- Charming units with original hardwood floor, plenty of built-in cabinets, and laundry hookups
- Plenty of open space parking; no soft story retrofit is required
- Separately metered for electricity and gas

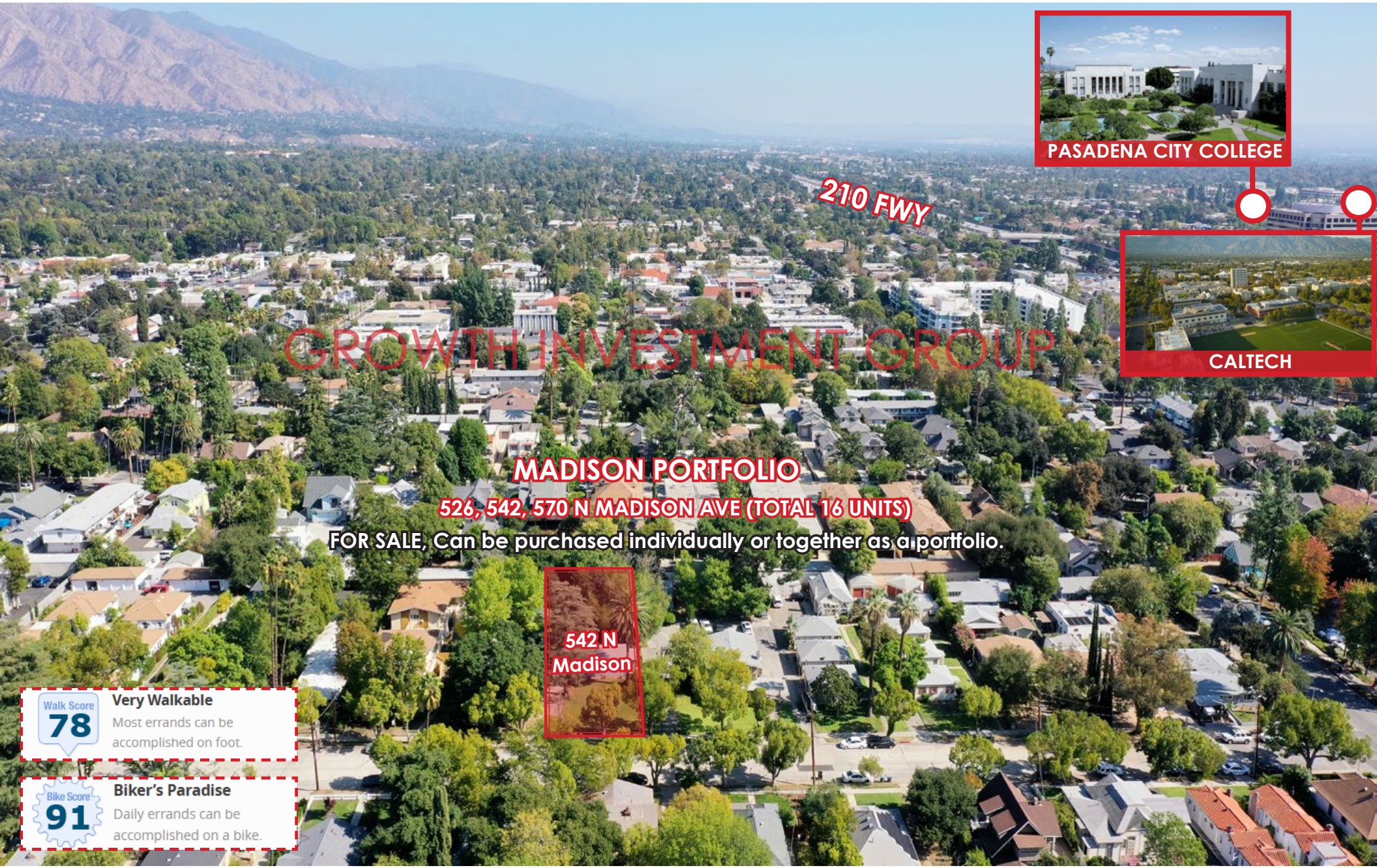
HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com

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