

**EXCLUSIVE LISTING!**

# 101 E Alhambra Rd, Alhambra, CA

*Pride-of-Ownership Value-add 8-unit in north Alhambra – walk to Downtown Alhambra, First Time for Sale Since 1972, Corner Lot with Superb Curb Appeal, Excellent unit Mix and Cash Flow, NEW Roof, NEW Electrical Subpanels, New Ext. Paint*



## Property Overview

Subject Property:	101 E Alhambra Rd Alhambra, CA 91801
Price:	\$2,800,000
Price Per Unit:	\$350,000
Price per SF:	\$349
Year Built:	1964
Building Area:	8,105 SF
Lot Size:	9,600 SF
APN#:	5322-031-006
Zoning/Parking:	RPD / 15 (4 Tandem)
Unit Mix:	1 x 3B + 2B 1 x 2B + 2B 1 x 2B + 1.75B 1 x 2B + 1B 4 x 1B + 1B

## OFFERING HIGHLIGHTS

- FIRST TIME For SALE since 1972!
- North Alhambra location within walking distance to Downtown Alhambra
- Corner lot location with superb curb appeal
- Next to brand new townhomes subdivisions; Mid-century modern architecture
- NEW ROOF, Electrical subpanels upgraded, New Exterior paint, SB721 (balcony) Inspection completed
- Prime Value-add 8-unit in an excellent location several blocks from Downtown Alhambra (Garfield & Main)

- One of the Best Location in Alhambra, north Alhambra, adjacent to both San Marino and South Pasadena
- NO LOCAL Rent Control (only CA 1482);
- Offered close to 5% CAP Rate in Class A Location! Cash Flow from Day-1
- Strong demographics with an average household income of ±\$131,489 within a-mile radius
- Excellent unit mix with large 3bed, 2bed, and 1 bed units
- 4 units have private patio/balcony and fireplaces
- Well-manicured lawn and center courtyard area
- All units separately metered for electricity (all electric unit), shared laundry room



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**GROWTH INVESTMENT GROUP**

Walk Score  
**82**

**Very Walkable**

Most errands can be  
accomplished on foot.

Exclusively Listed By: **HAN WIDJAJA CHEN, CCIM**

**626.594.4901**

**han.chen@growthinvestmentgroup.com**

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**DOWNTOWN ALHAMBRA**



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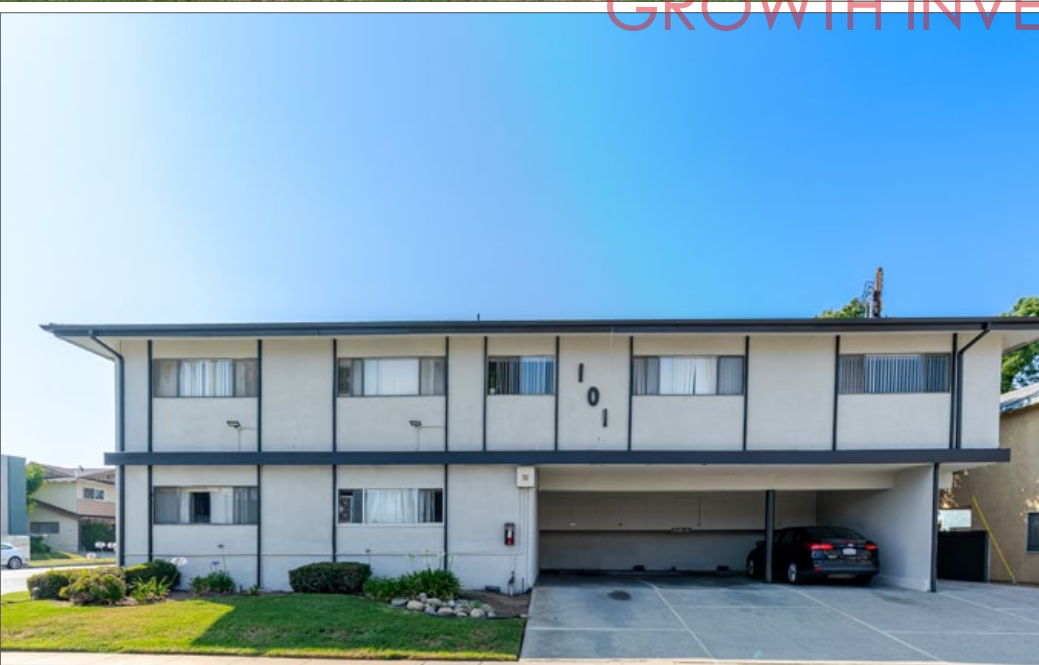
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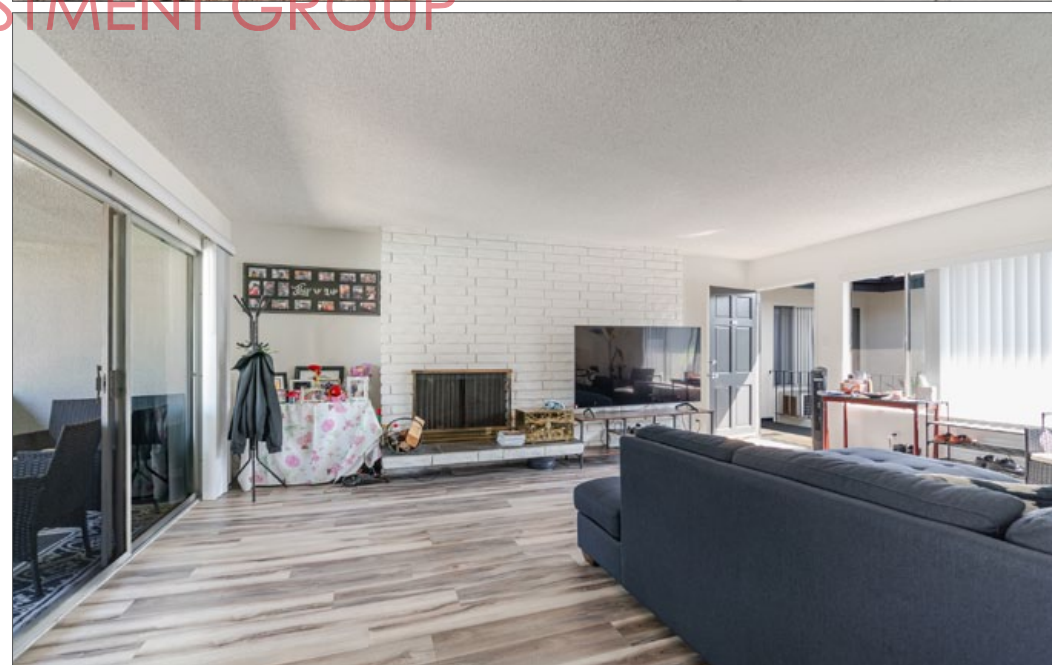
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