EXCLUSIVE LISTING!

526 N Madison Ave, Pasadena, CA 91101

4 Single-story Bungalow Court near Old Town Pasadena, delivered with a Fully Renovated Vacant 2-Bedroom Unit, Large ±13k SF Lot, and 4-ADU Upside Potential. Can be purchased together with 542 N Madison (3 units)

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SUMMARY

Subject Property:	526 N Madison Ave Pasadena, CA 91101
Price:	$1,550,000
Price per Unit/SF:	$388,000
Year Built:	1940
Building & Lot Area:	3,326 SF / 13,185 SF
APN / Zoning:	5731-006-013 / RM-16
Unit Mix:	1 x 2B + 1B (OWNER UNIT) 3 x 1B + 1B

Investment & Property Highlights

- **Prime Pasadena Location**: Situated in a quiet, tree-lined residential neighborhood just blocks north of Old Town Pasadena and the Rose Bowl.
- **Owner-User or 1031 Exchange Ready**: The large, fully renovated 2-bedroom unit can be delivered vacant, making it ideal for an owner-user or first-time investor looking to offset their mortgage.
- **Massive Value-Add Potential**: Situated on an expansive ±13,185 SF lot with clear upside potential for up to 4 Additional Dwelling Units (ADUs).
- **Portfolio Opportunity**: Can be acquired concurrently with the neighboring property at 542 N Madison for expanded scale.
- **Exceptional Demographics**: Features an affluent tenant base with an average household income of ±$111,562 within a 1-mile radius.
- **Transit-Friendly**: Boasts a Walk Score of 78 and Bike Score of 91, with superb access to the 210, 134, and 110 freeways.
- **Bungalow-Style Layout**: Four separate, single-story units with no adjoining walls, offering tenants a highly desirable, quiet, single-family home feel.
- **Almost Turnkey Condition**: Three of the four units have been fully upgraded with brand new kitchens, updated bathrooms, and modern finishes.
- **Premium Upgrades in Owner's Unit**: The vacant 2-bedroom unit features new flooring, a fully upgraded kitchen with shaker cabinets, an upgraded bathroom, and LED lighting throughout.
- **Classic Charm & Modern Convenience**: Units retain original hardwood flooring, ceiling fans, and built-in cabinets, alongside modern in-unit laundry hookups and separate meters for electricity and gas.
- **Attractive Unit Mix**: Consists of one larger 2-bedroom unit and three 1-bedroom units (averaging 830 SF per unit), ensuring ease of management and strong rental demand.
- **Low-Maintenance Parking & Compliance**: Includes three detached garages and one open parking space; no soft-story retrofit is required.

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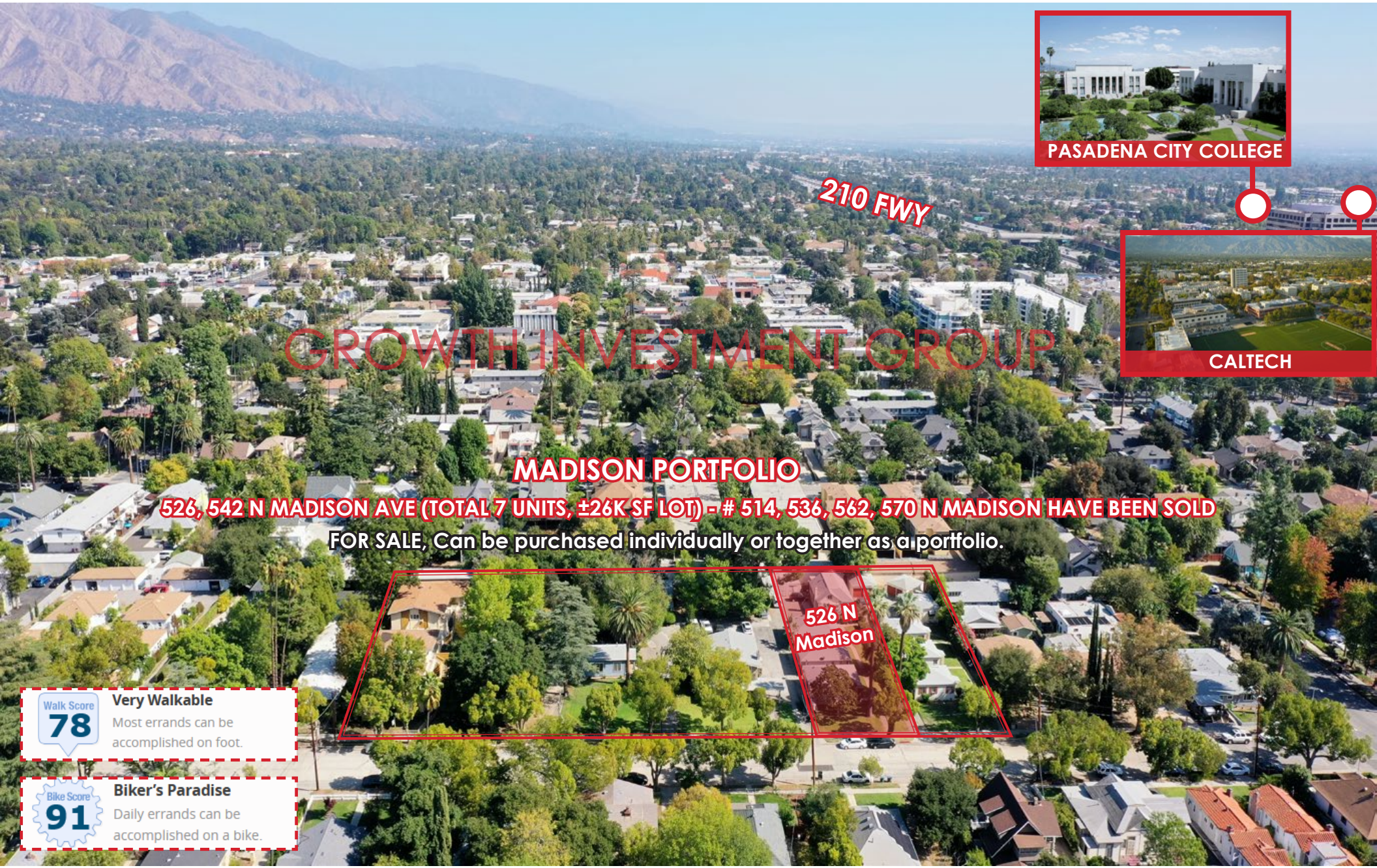

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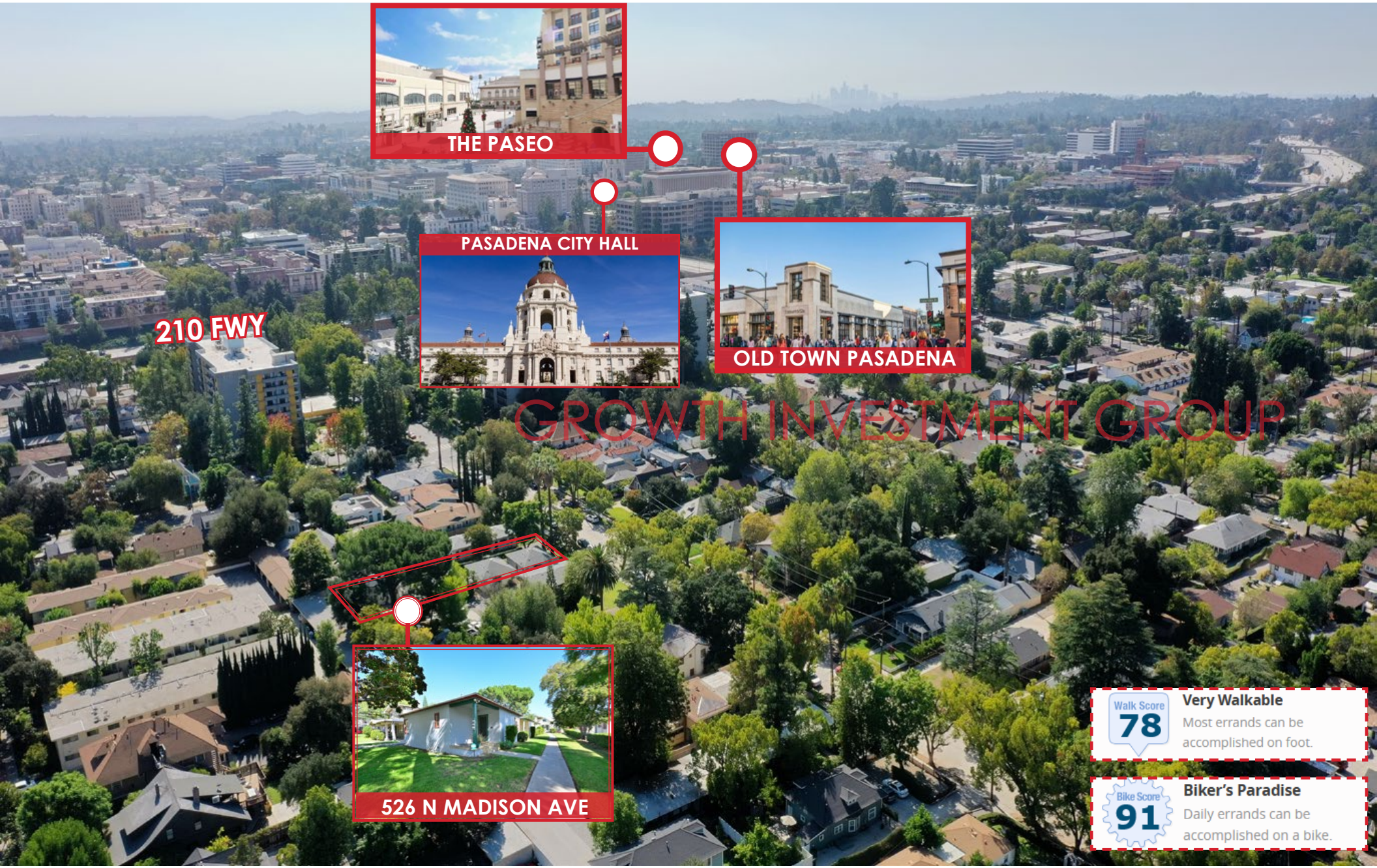

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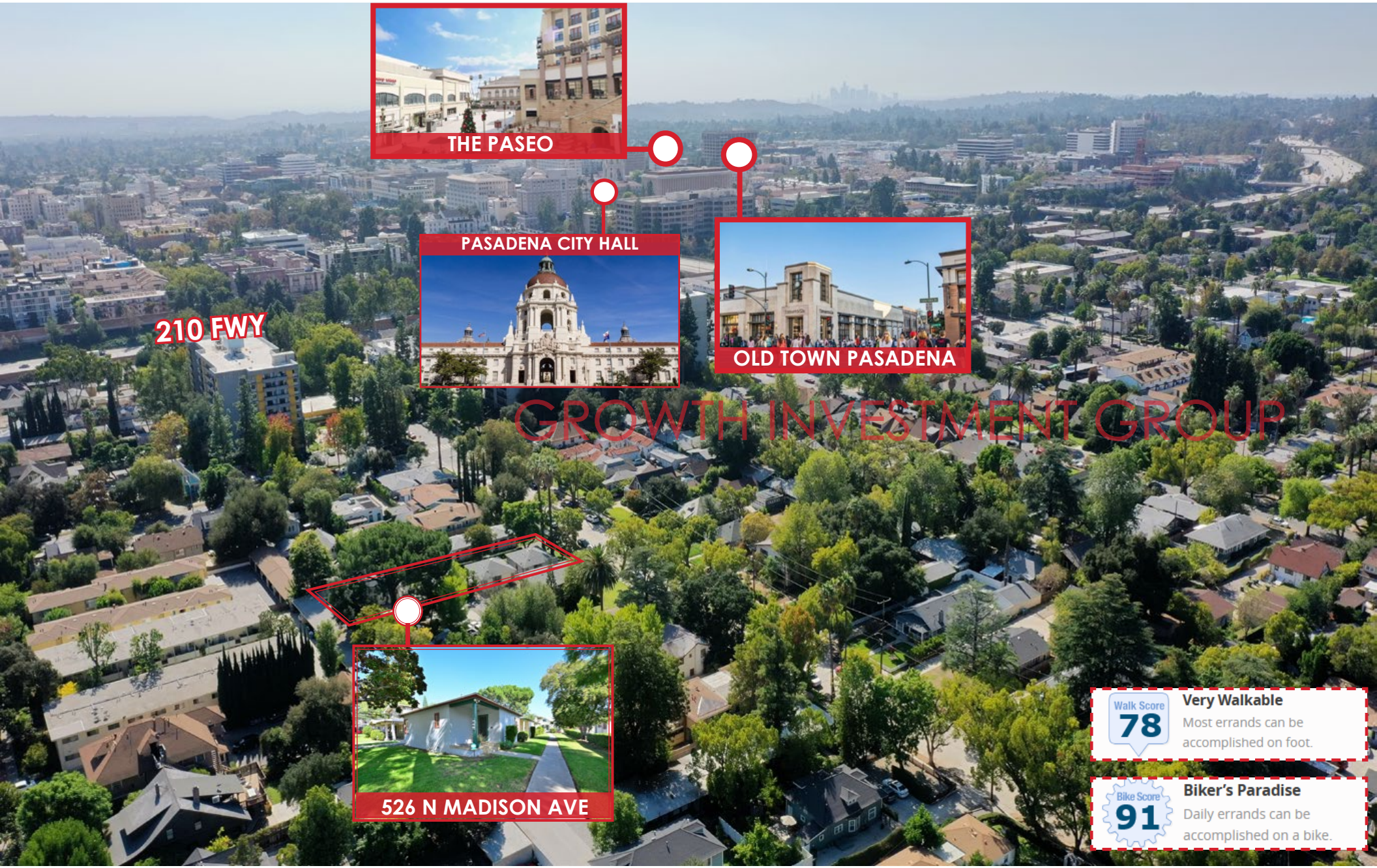

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Owner's Unit - Upgraded 2bed - Vacant

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Property Photos - Unit #526 (Owner's unit - Upgraded 2bedroom+1bathroom - Vacant)

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