

\$4,250,000 - 840 18th Street, Santa Monica

MLS® #25510057

\$4,250,000

5 Bedroom, 5.00 Bathroom, 9,927 sqft

Residential Income on 0 Acres

N/A, Santa Monica,

We are pleased to offer for sale an incredibly unique multifamily asset located at 840 18th Street in the heart of LA's famed beach city of Santa Monica. The offering presents the ultimate opportunity for an owner-user to "make it their own" and create a one of a kind 3-story luxury unit in a 7-unit building steps away from prestigious Montana Avenue. There is no doubt that this offering is the quintessential owner-user opportunity seldom available to be purchased in such a premier location on the Westside. Originally built in 1970 by the current owner's family, the building boasts an ideal unit mix consisting of large 2 and a vacant 3-bedroom floor plans. Each of these units is spacious, has a terrific layout, and offers an abundance of natural light. The owner's unit is over 3,000 square feet (Buyer to verify) and includes 3 bedrooms, 3 bathrooms, a large living room and a den, and a full basement with an in-unit washer and dryer. There is also a very large garage with private entry into the unit. The amazing unit will be delivered vacant at the close of escrow.

From an investment perspective, the property has an incredible unit mix consisting of one 3+3 owner's unit and six 2+2 units. All units have private outdoor space, large living rooms, and nicely appointed bedrooms with large closets. There is significant rental upside, ample on-site parking, all copper plumbing (Buyer to verify), a newer roof, as well as an on-site laundry facility and a video surveillance system. A quick stroll to high-end dining, retail,



and entertainment venues of Montana Avenue, and in close proximity to the beautiful beach, the property will enable an owner-user to create their private sanctuary while also being situated close to all Santa Monica has to offer. With incredible in-place income and enormous rental upside potential, 840 18th Street gives buyers the unique opportunity to own a generational asset in one of LA's most prized and coveted locations.

Built in 1970

Essential Information

MLS® #	25510057
Price	\$4,250,000
Bedrooms	5
Bathrooms	5.00
Square Footage	9,927
Acres	0.18
Year Built	1970
Type	Residential Income
Status	Closed
Listing Agent	Jonathan Taksa
Listing Office	Remax Commercial and Investment Realty

Community Information

Address	840 18th Street
Area	C14 - Santa Monica
Subdivision	N/A
City	Santa Monica
County	Los Angeles
Zip Code	90403

Amenities

Parking Spaces	12
Parking	Assigned, Attached Carport, Private
Garages	Assigned, Attached Carport, Private

Interior

Appliances	Dishwasher, Microwave
Heating	Central, Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	2
Stories	Multi/Split

Additional Information

Date Listed	March 11th, 2025
Days on Market	21
Zoning	SMR2*
Short Sale	N
RE / Bank Owned	N

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