

\$3,975,000 - 817 20th Street, Santa Monica

MLS® #25541599

\$3,975,000

15 Bedroom, 14.00 Bathroom, 9,598 sqft

Residential Income on 0 Acres

N/A, Santa Monica,

Proudly presenting a rare and exceptional 7-unit multifamily opportunity in the heart of Santa Monica, located just steps from the highly coveted Montana Avenue. Built in 1968, 817 20th Street combines classic architectural charm with oversized, designed floor plans. This is an ideal investment for both long-term hold and owner-user potential. This is a twin building to 811 20th Street. 817 20th Street and 811 20th Street are being sold separately. The centerpiece of the property is a spacious, tri-level townhome-style owner's unit, estimated at approximately 2,400 square feet. It features direct private garage access into a bonus room, with a spiral staircase leading to the main level complete with a formal dining area, breakfast nook, a large living room with fireplace and balcony, and a den with built-in vintage bar. The top level includes a generous primary suite with dressing area and en-suite bath, along with two additional bedrooms and a second bathroom. In-unit laundry and abundant storage complete the offering. Vintage charm meets scale and privacy rarely found in multifamily living. The six remaining units are each approximately 1,200 square feet and feature spacious two-bedroom, two-bath layouts. Several units include sunken living rooms, split-level designs, or private rooftop decks. All have high ceilings and private outdoor areas either patios, balconies, or roof terrace offering an elevated living experience for tenants. Currently 100% occupied, this property provides significant



rental upside estimated at approximately 52%. Recent upgrades include updated electrical, copper plumbing (buyer to verify), a newer roof, and ample on-site parking. Shared laundry facilities and well-maintained common areas add to tenant appeal. This is a rare chance to acquire a generational asset in one of the most prestigious and consistently high-performing rental markets on the Westside

Built in 1968

Essential Information

MLS® #	25541599
Price	\$3,975,000
Bedrooms	15
Bathrooms	14.00
Square Footage	9,598
Acres	0.18
Year Built	1968
Type	Residential Income
Status	Closed
Listing Agent	D. Timothy Byrne
Listing Office	Compass

Community Information

Address	817 20th Street
Area	C14 - Santa Monica
Subdivision	N/A
City	Santa Monica
County	Los Angeles
Zip Code	90403

Amenities

Parking Spaces	8
Parking	Community Structure, Private
# of Garages	7
Garages	Community Structure, Private

Interior

Heating	Electric
Cooling	None
# of Stories	1
Stories	Multi/Split

Additional Information

Date Listed	May 20th, 2025
Days on Market	37
Zoning	SMR2*
Short Sale	N
RE / Bank Owned	N

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