

\$2,749,000 - 308 13th Street, Seal Beach

MLS® #25553347

\$2,749,000

3 Bedroom, 2.00 Bathroom, 2,700 sqft

Residential Income on 0 Acres

N/A, Seal Beach,

Positioned on a rare double lot in the heart of Seal Beach, 308 13th Street is a beautifully remodeled duplex offering charm, functionality, and strong investment potential. Each of the two residences has been extensively upgraded with new flooring, stainless steel appliances, HVAC systems, water heaters, and fresh interior/exterior paint. The bedrooms, bathrooms, and kitchens in both homes have been fully remodeled with modern finishes and contemporary design. The front home is a charming single-story beach cottage offering 3 bedrooms, 2 bathrooms, and a welcoming front porch overlooking the yard and friendly neighborhood streetscape. The rear home spans three stories, boasting a spacious open-concept layout, 3 bedrooms, 2 bathrooms, a cozy living room fireplace, and a rooftop deck with sweeping ocean and neighborhood views. Each residence includes its own private 2-car garage, providing secure parking and generous storage. Currently tenant-occupied, the property generates \$12,225/month in rental income, reflecting an estimated 5.25% cap rate. Leases with approximately one year remaining will transfer with the sale, offering a seamless transition for investors. Also included are plans for two detached 2,508 sq.ft. single-family homes, presenting an opportunity for future development. Whether you're exploring a 1031 exchange, seeking to live in one unit while renting the other, or pursuing a turnkey investment, 308 13th Street delivers



unmatched versatility in one of Seal Beach's most coveted neighborhoods. Disclaimer: Square footage is approximate and has not been verified by the seller or broker. Buyer and buyer's agent to verify all information, including square footage, during the home inspection period.

Built in 1915

Essential Information

MLS® #	25553347
Price	\$2,749,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,700
Acres	0.11
Year Built	1915
Type	Residential Income
Style	Contemporary
Status	Closed
Listing Agent	Alice Jean Lee
Listing Office	Christie's International Real Estate SoCal

Community Information

Address	308 13th Street
Area	1A - Seal Beach
Subdivision	N/A
City	Seal Beach
County	Orange
Zip Code	90740

Amenities

Parking Spaces	4
Parking	Covered, Driveway, Private, Side By Side
Garages	Covered, Driveway, Private, Side By Side
View	City Lights
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Key Card Entry, Smoke Detector(s)

Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Recessed Lighting
Appliances	Built-In, Convection Oven, Dishwasher, Disposal, Gas Oven, Range, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	3
Stories	Multi/Split, Three Or More

Additional Information

Date Listed	June 16th, 2025
Days on Market	175
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 8th, 2026 at 6:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.