

\$1,075,000 - 2705 E Monroe Street, Carson

MLS® #25583537

\$1,075,000

5 Bedroom, 2.00 Bathroom, 3,796 sqft

Residential Income on 0 Acres

N/A, Carson,

2705 E Monroe St presents a rare opportunity to acquire a five unit apartment building in Carson, CA, offering a desirable mix of four 2-bedroom/1-bath units and one 3-bedroom/1-bath unit, totaling 3,796 rentable square feet on a 5,589 SF lot. With all units currently on month-to-month leases and significant rental upside potential of approximately 82%, this property offers flexibility for investors seeking value-add opportunities or steady long-term income. Originally constructed in 1959, the property has been well maintained and benefits from recent capital improvements (2024), including a new roof, new gutters, freshly painted exterior, and updated wrought iron railings. Interior updates vary by unit, with recent renovations including new laminate flooring, updated kitchens & bathrooms, fresh interior paint, and new fixtures. Each unit is individually metered for gas and electric, which tenants currently pay for. The current ownership pays for water and trash. At market rents, the property has the potential to generate over \$137,000 in annual gross income, with pro forma cap rates projected above 10%. Additional upside exists through further cosmetic upgrades and possible ancillary income opportunities. The property's central location in Carson provides convenient access to major freeways, employment hubs, and the ports of Los Angeles and Long Beach, making it attractive to a wide tenant base. Whether you are seeking to reposition for



higher returns or secure a stable, well-located multifamily asset, 2705 E MonroeSt offers a compelling investment with strong fundamentals and substantial growth potential.

Built in 1959

Essential Information

MLS® #	25583537
Price	\$1,075,000
Bedrooms	5
Bathrooms	2.00
Square Footage	3,796
Acres	0.13
Year Built	1959
Type	Residential Income
Status	Closed
Listing Agent	John Mccann
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	2705 E Monroe Street
Area	140 - East Carson
Subdivision	N/A
City	Carson
County	Los Angeles
Zip Code	90810

Amenities

Parking Spaces	10
Parking	Attached Carport, Driveway, Gated
Garages	Attached Carport, Driveway, Gated
Security	Gated Community

Interior

Appliances	Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Wall Furnace
Cooling	None
# of Stories	2

Stories Two

Additional Information

Date Listed August 26th, 2025
Days on Market 20
Zoning CARM25U*
Short Sale N
RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of December 21st, 2025 at 4:55am 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.