

# **\$1,495,000 - 3622 Pacific Avenue, Long Beach**

MLS® #DW25005574

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## **\$1,495,000**

6 Bedroom, 5.00 Bathroom,  
Residential Income on 0 Acres

Los Cerritos (LC), Long Beach,

GORGEOUS DUPLEX.....THIS IS A CASH "AS IS" SALE ONLY AS WE DO NOT AND WILL NOT HAVE ACCESS TO EITHER OF THE UNITS ON THE PROPERTY. YOU ARE BUYING IT SIGHT UNSEEN AND WILL NOT HAVE ACCESS FOR APPRAISALS, INSPECTIONS OR VIEWINGS. WE ARE LOOKING FOR THE BEST "ALL CASH" OFFER FOR THE PROPERTY SO WE CAN TAKE IT TO COURT TO BE CONFIRMED BY THE JUDGE, OVERBIDDING MAY BE ALLOWED IF THE JUDGE DECIDES IT IS NEEDED..... DON'T WAIT AND SEND US A CASH OFFER, ALL CASH OFFERS WILL BE CONSIDERED HIGH OR LOW.... Located in the highly sought after Los Cerritos area of Long Beach this duplex is priced to sell....

From the street, the house looks to be in fantastic shape with meticulously maintained landscaping, but we have not seen the interior. The front house is three bedrooms with three bathroom and is almost 2,000 sqft and has some updated dual pane windows installed. The separate back unit is 1,260 sqft and has three bedroom and two bathrooms and a roof top deck. There is also a detached two car garage as well. All this on a giant 9,163 sqft flat lot.... THE SALE COMES WITH THE TENANTS, SO THE NEW BUYER WILL NEED TO DO EVICTIONS OF BOTH AFTER ESCROW HAS CLOSED. SELLER WILL NOT EVICT SO PLEASE DO NOT ASK. Please submit your best all cash offer no later than 1/23/25. THIS SALE IS SUBJECT TO COURT



CONFIRMATION AND A 60 DAY APPEAL PERIOD THAT STARTS AFTER THE COURT HEARING DATE. ALL OFFERS MUST HAVE PROOF OF FUNDS A TRUST ADVISORY AND A FULL CONTINGENCY RELEASE ATTACHED. NO EXCEPTIONS.

Built in 1972

### **Essential Information**

MLS® #	DW25005574
Price	\$1,495,000
Bedrooms	6
Bathrooms	5.00
Acres	0.21
Year Built	1972
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Craig Marson
Listing Office	First Team Real Estate

### **Community Information**

Address	3622 Pacific Avenue
Area	6 - Bixby, Bixby Knolls, Los Cerritos
Subdivision	Los Cerritos (LC)
City	Long Beach
County	Los Angeles
Zip Code	90807

### **Amenities**

Parking Spaces	2
# of Garages	2
Pool	None

### **Exterior**

Lot Description	Back Yard, Front Yard
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### **Interior**

Heating	Central
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	67
Zoning	LBR1N
Short Sale	N
RE / Bank Owned	N

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