

# **\$790,000 - 6670 Olive Avenue, Long Beach**

MLS® #DW25012648

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## **\$790,000**

2 Bedroom, 2.00 Bathroom, 1,341 sqft  
Residential on 0 Acres

N/A, Long Beach,

**FIRST TIME BUYERS ELIGIBLE FOR  
\$25,0000 GRANT WITH LONG BEACH!!**

This charming 2-bedroom, 1-bath home with a fully permitted ADU is move-in ready and brimming with possibilities! The front home features a beautiful galley kitchen, a spacious living room with new vinyl windows that provide great natural light, and a lifetime warranty for added peace of mind. Both bedrooms are generously sized, offering comfort and privacy. A driveway in front of the home fits up to 3 cars, adding convenience.

The permitted ADU comes with its own private entrance, making it ideal for multigenerational living, rental income, or Airbnb. Vinyl fencing separates the main home and ADU, giving both units their own private backyards. Best of all, both the main home and ADU will be delivered vacant at closing, offering you a fresh start and limitless opportunities! Situated on a picturesque tree-lined street in a family-friendly neighborhood, this property is within walking distance of schools, parks, shopping centers, and the vibrant Uptown Commons Plaza, offering a variety of dining and entertainment options. It's also conveniently located near the 91, 710, and 605 freeways and a short drive to Long Beach Airport, making commuting a breeze. This home offers the perfect combination of comfort, convenience, and flexibility!

Professional photos coming in

February! Don't miss this incredible opportunity!



BONUS: Per city, you can add a 500 sqft JADU and under SB9 you can build a detached 800 sqft minimum unit. Property has potential to operate as a 4 unit cash cow! Buyers and Agents are recommended to check with city for details.

Built in 1940

**Essential Information**

MLS® #	DW25012648
Price	\$790,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,341
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Duplex
Status	Closed
Listing Agent	Marvin Garcia
Listing Office	ROA California Inc.

**Community Information**

Address	6670 Olive Avenue
Area	7 - North Long Beach
Subdivision	N/A
City	Long Beach
County	Los Angeles
Zip Code	90805

**Amenities**

Parking	Driveway
Garages	Driveway
View	Neighborhood
Pool	None

**Exterior**

Lot Description	Back Yard
Roof	Asphalt

### **Interior**

Interior Features	All Bedrooms Down, Galley Kitchen
Appliances	Gas Cooktop, Gas Oven
Heating	Floor Furnace
Cooling	See Remarks
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Long Beach Unified
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### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	15
Zoning	LBR1N
Short Sale	N
RE / Bank Owned	N

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