

# **\$1,999,000 - 49 S. Grand Oaks, Pasadena**

MLS® #GD25192443

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## **\$1,999,000**

2 Bedroom, 0.00 Bathroom,  
Residential Income on 0 Acres

N/A, Pasadena,

This charming 8-unit multifamily property, located at 49 S. Grand Oaks Ave in Pasadena, presents an exceptional investment opportunity with significant rental upside potential. Nestled in a highly desirable neighborhood, this well-maintained building is within walking distance to vibrant Old Town Pasadena, offering easy access to shops, restaurants, parks, and public transit. Property was recently painted and new windows installed throughout! The property features a mix of spacious one and studio units, each offering a comfortable living space with classic architectural details, including hardwood floors, large windows, and ample natural light. With its prime location and strong demand for rental housing in Pasadena, the property offers a great opportunity for rent increases and the potential for future value appreciation. Current rents are below market, offering immediate upside for a savvy investor to maximize cash flow. Whether you're a seasoned investor or a newcomer to multifamily properties, this building represents an excellent chance to acquire a well-positioned asset with great long-term growth potential. Don't miss out on this rare opportunity to own a piece of Pasadena real estate with strong investment prospects!

Built in 1953

## **Essential Information**



MLS® #	GD25192443
Price	\$1,999,000
Bedrooms	2
Bathrooms	0.00
Acres	0.20
Year Built	1953
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Mark Trueblood
Listing Office	TRUMARK Real Estate Management

### Community Information

Address	49 S. Grand Oaks
Area	645 - Pasadena (NW)
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91107

### Amenities

Parking Spaces	6
Pool	None

### Exterior

Lot Description	SixToTenUnitsAcre
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### Interior

# of Stories	2
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### Additional Information

Date Listed	February 10th, 2025
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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