

\$714,900 - 13636 Garfield Avenue, South Gate

MLS® #OC25138238

\$714,900

3 Bedroom, 3.00 Bathroom, 1,657 sqft
Residential on 0 Acres

N/A, South Gate,

PRICE REDUCED to \$714,900. Owner will consider any reasonable offer! The property is offers a great opportunity for families wanting to live together or for investors looking to build ADUs to maximize their investment! The property has a gross building area of 1,657 square feet, with a net rentable area of 1,561 square feet. The subject site is 6,359 sq ft. The house has 3 bedrooms, a large remodeled kitchen, a remodeled bathroom, and newer carpets and flooring. There is a separate laundry room adjacent to the house. The property has a front porch, a back patio, concrete block walls at the back, and a concrete driveway with parking available for three cars. The plumbing, including pipes and the water heater, was replaced about 5 years ago. The electrical panel and some wiring have been replaced. According to the Planning Department, the property is eligible for a Junior Accessory Dwelling Unit (JADA) and a detached ADU of up to 1,000 square feet. This will enable the transformation of the subject's garage and studio unit into a legally permitted 1 Bedroom, 1 Bath Junior Accessory Dwelling Unit (JADU). An additional ADU up to 1,000 square feet can be constructed in the backyard. We have an email from the city that confirms that they will approve the JADU and ADU on the property.

Built in 1940

Essential Information



MLS® #	OC25138238
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,657
Acres	0.15
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Emmett Dalton
Listing Office	Dalton Real Estate

Community Information

Address	13636 Garfield Avenue
Area	T4 - South Gate E of 710
Subdivision	N/A
City	South Gate
County	Los Angeles
Zip Code	90280

Amenities

Parking Spaces	4
# of Garages	1
View	Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Front Yard
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Interior

Interior Features	Bedroom on Main Level
Cooling	See Remarks, Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

School Information

District Los Angeles Unified

Additional Information

Date Listed June 21st, 2025
Days on Market 206
Zoning SGR3*
Short Sale N
RE / Bank Owned N

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