

\$1,800,000 - 13022 13022 Casa Linda Lane, Garden Grove

MLS® #OC25265138

\$1,800,000

9 Bedroom, 8.00 Bathroom,
Residential Income on 0 Acres

NA, Garden Grove,

Discover an exceptional investment opportunity with this spacious 4-plex in the heart of Garden Grove, offering a total of ~4,771 sq. ft. across four well-designed units. The property features a rare and highly functional mix: Unit A â€“ a generous ~1,583 sq. ft., 3-bedroom, 2½-bath front unit with a private 2-car attached garage and drivewayâ€“an excellent option for an owner-occupant. Units B & C â€“ two matching ~1,122 sq. ft., 2-bedroom, 1½-bath townhome-style units. Unit D â€“ a ~944 sq. ft., 2-bedroom, 1-bath unit located above the garages.

Residents enjoy a well-rounded mix of amenities, including private balconies for three units, a patio off the living area of the front unit, a shared coin-operated laundry, and four garages with additional on-site parking. Each unit also features its own fireplace, adding a touch of warmth and characterâ€“an upgraded comfort rarely found in multi-unit properties of this size.

The parking layout also provides potential for additional income. Unit A benefits from its own attached 2-car garage with laundry hookups and a private driveway. Units B, C, and D each have an assigned garage space, and there is one additional garage currently used for storage by the owner that will be delivered vacant. Behind the building, four designated outdoor parking spaces are accessible from



the alley, offering abundant off-street parking in addition to street parking. The alley is shared with neighboring apartment buildings, with maintenance responsibilities shared among adjoining properties.

With a strong history of full occupancy, this income-producing 4-plex offers stability, growth potential, and a prime Garden Grove location.

Built in 1978

Essential Information

MLS® #	OC25265138
Price	\$1,800,000
Bedrooms	9
Bathrooms	8.00
Acres	0.21
Year Built	1978
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Mercedes Shaffer
Listing Office	Real Broker

Community Information

Address	13022 13022 Casa Linda Lane
Area	65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs
Subdivision	NA
City	Garden Grove
County	Orange
Zip Code	92844

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	10
Parking	Assigned
# of Garages	6

Garages Assigned
Pool None

Exterior

Lot Description Near Public Transit, Greenbelt

Interior

Heating Central
Cooling Wall/Window Unit(s)
Fireplace Yes
Fireplaces Living Room
of Stories 2

Additional Information

Date Listed November 21st, 2025
Days on Market 8
Short Sale N
RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of February 12th, 2026 at 6:30pm 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.