

# **\$1,800,000 - 3555 W Cerritos Avenue, Anaheim**

MLS® #OC25272769

---

## **\$1,800,000**

7 Bedroom, 5.00 Bathroom,  
Residential Income on 0 Acres

N/A, Anaheim,

3555 W Cerritos Avenue is an exceptionally well-maintained four-unit multifamily investment property located in the highly desirable city of Anaheim, California. Built in 1973, the subject property offers an ideal unit mix consisting of (1)

three-bedroom/two-bathroom owners unit, (2) two-bedroom/two-bathroom units, and (1) two-bedroom/one-bathroom unit which appeals to a wide range of residents.

Situated on a generous 8,180 SF lot, the subject property provides attractive amenities including washer/dryer hookups, (5) garage parking spaces, (1) open parking space, private patios, and private balconies. These conveniences contribute to strong resident demand and long-term occupancy.

Current ownership has demonstrated meticulous care and a proactive approach to maintenance. 3/4 units have been updated in recent years with improvements such as new flooring, fresh paint, and granite countertops in select units. Additional improvements include new exterior paint for the building six months ago and new automatic garage doors three years ago. The building is also equipped with copper plumbing and separate 40-gallon water heaters for each unit. This hands-on approach ensures minimal deferred maintenance, allowing a new owner to benefit from reduced turnover costs and stable operations from day one.

3555 W Cerritos Avenue represents an outstanding opportunity for an astute investor



to acquire a well-maintained asset with proven upside. With its desirable Anaheim location, quality renovations, steady rental demand, and potential for continued rent growth, this property is optimally positioned to deliver strong cash flow and long-term appreciation.

Built in 1973

### **Essential Information**

MLS® #	OC25272769
Price	\$1,800,000
Bedrooms	7
Bathrooms	5.00
Acres	0.19
Year Built	1973
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Paul Banke
Listing Office	Kirklen Investment Group

### **Community Information**

Address	3555 W Cerritos Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Anaheim
County	Orange
Zip Code	92804

### **Amenities**

Parking Spaces	6
Parking	Assigned
# of Garages	5
Garages	Assigned
Pool	None

### **Exterior**

Lot Description	SixToTenUnitsAcre
-----------------	-------------------

## Interior

# of Stories	2
Stories	Two

## Additional Information

Date Listed	December 8th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 2nd, 2026 at 1:55pm PDT. 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.