

\$1,580,000 - 2204 Orange Grove, Alhambra

MLS® #OC26000397

\$1,580,000

7 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

N/A, Alhambra,

2204 Orange Grove Ave is a well located triplex in a highly desirable residential pocket of Alhambra, surrounded primarily by single family homes. The property offers a versatile layout that works well for an owner user or an investor seeking stable income with future upside.

The building consists of three units totaling 7 bedrooms, 4 baths and approximately 3,074 square feet on a 7,481 square foot lot. The unit mix includes one 3 bedroom 2 bath unit and two 2 bedroom 1 bath units. Per owner, the ground level 3 bedroom unit is approximately 1,244 square feet, while each of the upper units is approximately 950 square feet; all square footage figures are estimates and should be verified by the buyer. The 3 bedroom unit is located on the ground level with a spacious and functional floor plan, while the two upper units offer efficient layouts and consistent rental demand. The property offers in-place rental income, providing immediate cash flow for a new owner.

Parking is a significant advantage, with four individual garages plus additional off street parking along the rear driveway accessed from the alley. Each unit is separately metered for electricity, and an on site laundry area provides added convenience and supplemental income.

The large rear lot may offer future potential for



expansion or accessory dwelling unit possibilities, subject to buyer verification and city approval. This creates an opportunity to add value over time while holding a well positioned asset.

Conveniently located near parks, shopping, dining, and schools, with easy access to the 10, 60, and 710 freeways and a short drive to Cal State LA and Downtown Los Angeles, this property combines neighborhood appeal with everyday accessibility.

Built in 1980

Essential Information

MLS® #	OC26000397
Price	\$1,580,000
Bedrooms	7
Bathrooms	4.00
Acres	0.17
Year Built	1980
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Felix Hung
Listing Office	Real Broker

Community Information

Address	2204 Orange Grove
Area	601 - Alhambra
Subdivision	N/A
City	Alhambra
County	Los Angeles
Zip Code	91803

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4

Parking	Driveway, Driveway Level, Garage, Garage Faces Rear
# of Garages	4
Garages	Driveway, Driveway Level, Garage, Garage Faces Rear
Pool	None

Exterior

Lot Description	Front Yard, Rectangular Lot, Trees
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Interior

Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	January 2nd, 2026
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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