

# \$749,000 - 320 Lemon Avenue, Monrovia

MLS® #P1-23097

**\$749,000**

2 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0 Acres

N/A, Monrovia,

Discover the rare opportunity to own property in one of Monrovia's most sought-after neighborhoods. Nestled on a charming, tree-lined street just 2.5 blocks from the vibrant shops, award-winning restaurants, coffee houses, and boutiques of Old Town Monrovia, this property combines convenience, character, and long-term potential in an unbeatable location. The home sits on a generous 8,624 sq ft lot with valuable alley access, offering incredible flexibility for homeowners, investors, and developers alike. Whether you're looking to restore and personalize the existing home, expand the footprint, or explore the potential for an accessory dwelling unit (ADU)--buyer to verify--this property provides a blank canvas for your vision. The existing residence features 2 bedrooms, 1 bathroom, and 804 sq ft of living space with charming turn-of-the-century architecture, perfect for those seeking historic character with room for modern updates. Additional highlights include the expansive lot size, ideal for future development, additional parking, or private outdoor space, along with its prime location near highly-rated schools, Rotary Park, Library Park, and the popular Recreation Park with a skatepark, baseball fields, community center, Boys & Girls Club, and the Monrovia Historical Museum. For upscale buyers, the neighborhood's established charm, walkability, and proximity to dining and entertainment make this an attractive long-term investment. For investors



and developers, the large lot, alley access, and ADU potential offer prime redevelopment opportunities in a high-demand area. For first-time buyers, this is a rare chance to enter the Monrovia market and create a home tailored to your style and needs. Don't miss the opportunity to secure a property with location, flexibility, and future value in one of the San Gabriel Valley's most desirable communities. Schedule your private tour today and unlock the full potential of this unique Monrovia property.

Built in 1922

## Essential Information

MLS® #	P1-23097
Price	\$749,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.18
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian Srock
Listing Office	Sotheby's International Realty, Inc.

## Community Information

Address	320 Lemon Avenue
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

## Amenities

Parking	Driveway Level
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Garages	Driveway Level
View	None
Pool	None

## Interior

Interior Features	All Bedrooms Down
Appliances	Free-Standing Range
Heating	Floor Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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