

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

MLS® #P1-23097

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## **\$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 Sprock                         |
| 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 |
|---------|----------------|

|         |                |
|---------|----------------|
| 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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