

# \$1,299,000 - 2225 Orange Grove Avenue, Alhambra

MLS® #P1-23899

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## \$1,299,000

7 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

Not Applicable, Alhambra,

Fabulous investment opportunity in Alhambra!  
This unique property offers a single-family home in the front with a duplex in the back--live in one and generate income from the other two. The front home is a charming two-story with 3 bedrooms, 2 baths, a cozy fireplace in the living room, a spacious kitchen.

Generously sized home with 1,421 square feet, laundry in the garage, and a 2-car garage with direct access. The rear duplex features two 2-bedroom, 1.5-bath units, 1,140 square feet each, with their own patio, 1-car garage with direct access, and laundry in the garage. Perfectly situated near Cal State LA, minutes from Downtown LA, and close to the 10, 5, and 60 freeways. The property is in need of repair, making it an excellent opportunity for investors or buyers looking to add value. Don't miss this chance to own a versatile income-producing property in a prime location!



Built in 1975

## Essential Information

MLS® #	P1-23899
Price	\$1,299,000
Bedrooms	7
Bathrooms	6.00
Acres	0.18
Year Built	1975
Type	Residential Income
Sub-Type	Triplex

Style	Traditional
Status	Closed
Listing Agent	Veronica Paglia
Listing Office	COMPASS

### **Community Information**

Address	2225 Orange Grove Avenue
Area	601 - Alhambra
Subdivision	Not Applicable
City	Alhambra
County	Los Angeles
Zip Code	91803

### **Amenities**

Utilities	Sewer Connected
Parking Spaces	4
Parking	Garage, Driveway, Garage Faces Front, Garage Faces Rear, One Space, On Site, Paved
# of Garages	4
Garages	Garage, Driveway, Garage Faces Front, Garage Faces Rear, One Space, On Site, Paved
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Drywall, Stucco
Lot Description	Sprinklers None
Roof	Composition, Shingle
Construction	Drywall, Stucco
Foundation	Slab

### **Interior**

Interior	Wood, Carpet, Tile
Interior Features	All Bedrooms Up, Atrium, High Ceilings, Tile Counters
Appliances	Dishwasher, Gas Water Heater, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Decorative, Living Room
# of Stories	2
Stories	Two, One

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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