

\$859,000 - 523 Grand Avenue, San Pedro

MLS® #PV25009791

\$859,000

4 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

N/A, San Pedro,

BACK ON THE MARKET! If you thought homeownership was out of reach, this may be the opportunity youâ€™ve been looking for! Investors â€“ this turnkey property may be your perfect 1031 exchange trade up! Located in an up-and-coming area in San Pedro with views of the LA Harbor, mountains and the Vincent Thomas Bridge, this 1913 duplex offers charm galore, but also has numerous upgrades. The freshly painted exterior and low maintenance landscape make a statement as soon as you drive up. Perched high above the street, this stately property has a classic front porch to sit and enjoy the view. Unit 523 is a 3 bedroom/1 bath home with an upgraded kitchen and bath, spacious rooms and great storage space! Unit 525 is upstairs, and offers 1 bedroom and 1 bath . The kitchen has been updated and has newer cabinets and granite counters, stainless appliances, newer vinyl plank flooring, and a spacious sunroom that would be a perfect home office (or maybe even a nursery!) Both units have dual pane windows, updated electric panels and wiring, newer light fixtures/ fans. Water heaters replaced in 2019, roof (mostly) redone in 2023. Sewer Lateral replaced in 2018. The total square footage of both units is a spacious 2440 square feet! Each unit has its own laundry room. The yard is fully enclosed and is also accessible through an electric gate for off street parking access. A cute pergola is covered with greenery and offers a nice seating area with a firepit. The 1+ bedroom



unit is vacant and ready for immediate occupancy! This property is well located to stores, major streets, the freeway and the bridge. With the pending opening of the new West Harbor waterfront development, this area will only continue to increase in value making this a phenomenal opportunity!

Built in 1913

Essential Information

MLS® #	PV25009791
Price	\$859,000
Bedrooms	4
Bathrooms	2.00
Acres	0.10
Year Built	1913
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Karen Anderson
Listing Office	Keller Williams Realty

Community Information

Address	523 Grand Avenue
Area	189 - Barton Hill
Subdivision	N/A
City	San Pedro
County	Los Angeles
Zip Code	90731

Amenities

Parking	On Site
Garages	On Site
Pool	None

Exterior

Lot Description	TwoToFiveUnitsAcre
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Interior

Interior	Laminate, Tile, Vinyl
Heating	Electric, Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2

Additional Information

Date Listed	January 17th, 2025
Days on Market	73
Zoning	LAC2
Short Sale	N
RE / Bank Owned	N

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