

\$2,150,000 - 1464 Gardenia Avenue, Long Beach

MLS® #SB24234194

\$2,150,000

16 Bedroom, 8.00 Bathroom,
Residential Income on 0 Acres

Poly High (PH), Long Beach,

Significant Price reduction!!! Totally remodeled, turnkey 8-unit (6+2 brand new ADU's) property in a high demand rental area of Long Beach. Great unit mix with one 3 bed/1 bath unit, five 2 bed/1 bath units, and two brand new 1 bed/1 bath detached ADU's. High yield, low expense property at an in-place cap rate of 6.2% and a GRM of 10.61 with an additional 4% in upside to a market cap rate of 6.6% and a 10.13 GRM. Extensively renovated property including exterior refresh, new windows, main electrical panel, controlled access, low-water landscaping, common areas, and lighting. 5 out of 6 existing units upgraded with new vinyl flooring, new kitchens, bathrooms, paint, and lighting. Two brand new 1 bed/1 bath ADUs just completed at the rear of the property separated by a new turf courtyard. ADUs include mini-split AC units, in-unit laundry hookups, open concept kitchen/living areas, stainless steel appliances, high grade cabinets, quartz countertops, and full-sized bathrooms. Parking for 3-4 cars in the rear of the property.



Built in 1953

Essential Information

MLS® # SB24234194

Price \$2,150,000

Bedrooms	16
Bathrooms	8.00
Acres	0.14
Year Built	1953
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Anthony Walker
Listing Office	Buckingham Investments, Inc

Community Information

Address	1464 Gardenia Avenue
Area	9 - Poly High
Subdivision	Poly High (PH)
City	Long Beach
County	Los Angeles
Zip Code	90813

Amenities

Pool	None
------	------

Exterior

Lot Description	Rectangular Lot
-----------------	-----------------

Interior

# of Stories	2
Stories	Two

Additional Information

Date Listed	October 17th, 2024
Days on Market	54
Zoning	LBR2N
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 31st, 2025 at 5:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.