

\$1,625,000 - 1409 Magnolia Avenue # 1, Long Beach

MLS® #SB24250411

\$1,625,000

14 Bedroom, 6.00 Bathroom,
Residential Income on 0 Acres

N/A, Long Beach,

Great Cash-Flow Deal! Located just outside of
booming Downtown Long Beach, 1409

Magnolia Ave

is a well-maintained 6 unit building with a high
yielding unit mix of (3) 3Bed/1Bath, (2)
2Bed/1Bath,

and (1) 1Bed/1Bath units. The property
currently

grosses \$13,251/month and operates at a
7.08% CAP

and 10.22 GRM. 1409 Magnolia Ave is the
ideal

investment for investor looking for day 1
cash-flow

with significant upside in rental income.

The subject property is located just outside the
\$6

Billion of development flooding into Downtown
LB,

including the Long Beach Civic Center, Long
Beach

Aquarium, OceanAire Project, CSULB Project,
CSULB

Downtown Village, Broadway Block, the
Pacific and

Queen Mary Island. OM in the supplements.



Built in 1925

Essential Information

MLS® # SB24250411

Price \$1,625,000

Bedrooms	14
Bathrooms	6.00
Acres	0.11
Year Built	1925
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Cameron Samimi
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	1409 Magnolia Avenue # 1
Area	699 - Not Defined
Subdivision	N/A
City	Long Beach
County	Los Angeles
Zip Code	90813

Amenities

Parking Spaces	4
# of Garages	4
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

# of Stories	2
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Additional Information

Date Listed	December 16th, 2024
Days on Market	39
Zoning	LBIL
Short Sale	N
RE / Bank Owned	N

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