

# **\$5,300,000 - 2020 Graham Avenue, Redondo Beach**

MLS® #SB25001636

**\$5,300,000**

19 Bedroom, 13.00 Bathroom,  
Residential Income on 0 Acres

N/A, Redondo Beach,

Graham Street is a rare find! Built in 1970's and held by multi-generational Owners. It sits on a 15,000 sf double lot. And located in one of Redondo Beach's best residential neighborhoods, north of Artesia and is sought after by tenants that want a quiet, secure, amenity central location.

A drive by glance shows stunning Architectural features that include multilevel design garden style complex, with balconies, generous windows, and amenities. Units situated around a serene courtyard that gives many of the occupants garden views and still allows for privacy.

Continuous building maintenance and upgrades have been performed with the highest standards. Overtime 10 of the units have been rehabbed w upgrades including remodeled kitchens, tiled baths, flooring, cabinetry, windows and fixtures. Building is approx. 12,000 sf. With living spaces averaging 1,050sf / two beds and 775sf /one beds. with a mix of (6) 2-bed/1-bath units and (1) 2-bed/2-bath units and (5) 1-bed 1-bath. Current rents are staggered and there is an estimated 24% upside in income. Market Cap at Proforma Income is 5.6% Building upgrades: Interlocking paver drive way and garage area, copper plumbing, full laundry, central gas water heater. Building storage space and workshop. 18 parking spaces consisting of tuck under and separate building



all have storage.

This opportunity offers an investor looking for excellent potential appreciation, long term stabilized tenant base, tax shelter and pride of ownership.

Built in 1970

## Essential Information

MLS® #	SB25001636
Price	\$5,300,000
Bedrooms	19
Bathrooms	13.00
Acres	0.34
Year Built	1970
Type	Residential Income
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Ross Moore
Listing Office	Estate Properties

## Community Information

Address	2020 Graham Avenue
Area	151 - N Redondo Bch/Villas North
Subdivision	N/A
City	Redondo Beach
County	Los Angeles
Zip Code	90278

## Amenities

Utilities	See Remarks, Cable Available, Electricity Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	18
Parking	Assigned, Covered, Driveway, Driveway Level, Garage, On Site, Workshop in Garage
# of Garages	18
Garages	Assigned, Covered, Driveway, Driveway Level, Garage, On Site, Workshop in Garage

Pool None

## Exterior

Exterior Copper Plumbing  
Exterior Features Brick Driveway  
Lot Description Landscaped, Level  
Construction Copper Plumbing

## Interior

Interior Features Balcony, Granite Counters, Solid Surface Counters, Storage  
Appliances Dishwasher, Electric Range  
Cooling None  
Fireplaces None  
# of Stories 3  
Stories Multi/Split, Three Or More

## Additional Information

Date Listed January 8th, 2025  
Days on Market 90  
Zoning RBR-2  
Short Sale N  
RE / Bank Owned N

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