

# **\$976,800 - 792 12th Street, San Pedro**

MLS® #SB25034012

**\$976,800**

5 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, San Pedro,

Don't miss this incredible opportunity to own two single-level homes (duplex) situated on a fully fenced and beautifully landscaped corner lot in the desirable Vista Del Oro neighborhood. Unit A: 792 W 12th Street, built in 1944, is a spacious 3-bedroom, 2-bathroom home with two attached, side-by-side finished garages with automatic openers. The kitchen includes granite countertops, gas range with microwave, dishwasher, and garbage disposal. Travertine flooring in the kitchen, dining area, laundry, hallway, and bathrooms; carpet in bedrooms and living room. The laundry room conveniently located near the back door. Full HVAC system was installed in 2020 with digital temperature control.

Unit B: 1138 S Cabrillo Avenue, built in 1985, is a charming 2-bedroom, 1-bathroom home with ductless mini-split HVAC system with remote control, plus ceiling fans in every room. Has direct access to a finished, oversized 2-car attached garage with automatic opener and laundry hookups. Flooring includes luxury vinyl plank in the living room, wood in the second bedroom, carpet in the primary bedroom, and ceramic tile in the kitchen, dining, hall, and bathroom. The primary bedroom features a walk-in closet. The owners have demonstrated exceptional care and maintenance, including upgraded electrical (2021), a new roof (2010), HVAC system (2020), seismic retrofit (2017), and exterior painting (2021), sewer line replaced 2012 and much more! A complete list of improvements is



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available in the attached supplement. Both homes are tenant-occupied with outstanding tenants. An excellent investment or living opportunity awaits!

Built in 1940

## Essential Information

MLS® #	SB25034012
Price	\$976,800
Bedrooms	5
Bathrooms	3.00
Acres	0.11
Year Built	1940
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Sharon McHale
Listing Office	Estate Properties

## Community Information

Address	792 12th Street
Area	183 - Vista Del Oro
Subdivision	N/A
City	San Pedro
County	Los Angeles
Zip Code	90731

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Electricity Connected
Parking Spaces	4
Parking	Garage, Direct Access
# of Garages	4
Garages	Garage, Direct Access
Pool	None

## Exterior

Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Yard, Drip
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Irrigation/Bubblers, Near Park, Sprinkler System

Roof

Composition

## Interior

Interior	Carpet, Vinyl, Wood, Tile
Interior Features	Ceiling Fan(s), Granite Counters, Main Level Primary, Tile Counters, Unfurnished
Appliances	Dishwasher, Gas Range, Microwave, Built-In Range, Disposal, Water Heater
Heating	Central, Ductless
Cooling	Central Air, Ductless
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 9th, 2025
Days on Market	24
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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