

# **\$1,785,000 - 2506 E 6th, Long Beach**

MLS® #SB25229317

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## **\$1,785,000**

11 Bedroom, 8.00 Bathroom,  
Residential Income on 0 Acres

Eastside (ES), Long Beach,

Absolutely enormous 1988 triplex with three huge homes on one lot in the heart of Rose Park South. Comprised of nearly 6000 rentable square feet, this rare unique property features a 3267 square foot 5 bed, 4 bath front house perfect for an owner-occupant including an attached 2 car direct access garage with laundry, huge primary suite with jacuzzi bathroom, dual vanity, vaulted ceilings, balcony, fireplace and a private back patio.

Two separate townhome style rear units each with 3 beds, 2 baths, primary suites, fireplaces, laundry, balconies, and a 2 car garage for each unit. All three units have been renovated in the last few years with new vinyl flooring, cabinets, lighting, bathrooms, paint, and more.

Priced to sell at under \$300/sq ft in one of the best areas of the city. Move right in or maximize investment square footage. 11.6X GRM on in-place rents with an upside to 11.2X GRM. 5.6% cap rate on actuals and 5.9% cap rate on market rents.

Located on a quiet street in Rose Park South, one of the best historic neighborhoods in the city. 2 blocks from Retro Row, the trendiest strip of boutiques and restaurants on 4th st. Only 6 blocks to Alamitos Beach and a short walk to Carrol Park, Bixby Park, the Long Beach Museum of Art, and so much more.

Built in 1988

## **Essential Information**



MLS® #	SB25229317
Price	\$1,785,000
Bedrooms	11
Bathrooms	8.00
Acres	0.15
Year Built	1988
Type	Residential Income
Sub-Type	Triplex
Style	Contemporary
Status	Closed
Listing Agent	Anthony Walker
Listing Office	Buckingham Investments, Inc

### **Community Information**

Address	2506 E 6th
Area	3 - Eastside, Circle Area
Subdivision	Eastside (ES)
City	Long Beach
County	Los Angeles
Zip Code	90814

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	6
Parking	Garage Faces Front, Garage Faces Rear
# of Garages	6
Garages	Garage Faces Front, Garage Faces Rear
View	None
Pool	None

### **Exterior**

Exterior	Stucco
Lot Description	Rectangular Lot
Roof	Composition
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Tile, Vinyl
Interior Features	Quartz Counters
Appliances	Dishwasher, Gas Range, Gas Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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