

\$765,000 - 7027 Painter Avenue, Whittier

MLS® #SR24244571

\$765,000

4 Bedroom, 3.00 Bathroom, 1,894 sqft
Residential on 0 Acres

N/A, Whittier,

AFTER BUYER FAILED TO PREFORM WE
ARE SUBMITTING THIS BACK TO THE
MARKET.

Welcome to 7027 Painter Ave, a rare and versatile Victorian-style home directly across from Whittier College in Uptown Whittier. This 1,894 sq. ft. property with 4 bedrooms, 3 full bathrooms, situated on a 6,618 sq. ft. lot, offers exceptional opportunities for investors or families seeking mixed-use potential. Zoned WHC2UD, it seamlessly blends residential and commercial use, making it a prime investment.

Built in 1902, the home features a divided layout with two separate living spaces connected by an interior door. Each side has its own kitchen, bedrooms, bathrooms, and entrancesâ€”perfect for multi-generational living, college rentals, or a home-based business.

Previously used as a law office and residence, the property was upgraded in 2002 to meet commercial electrical code with a 100-amp panel. The office has since been converted back to residential use, offering flexibility for future needs. The property includes city-approved parking for up to 8 vehicles, with room for RVs and ADU potential to maximize ROI.

While charming, the home requires some TLC. Buyers should be ready to make updates and



repairs. The seller has priced the property accordingly and will not make additional upgrades.

Highlights:

Prime location across from Whittier College, ideal for student or faculty housing.
Dual entrances offering privacy and convenience for each unit.
Close to Greenleaf Ave’s shops, restaurants, and theater.
Mixed-use zoning (WHC2UD*) allows for residential or commercial applications.
Note: Zillow and similar platforms may reflect inaccurate values due to outdated bedroom, bathroom, and square footage data. This property’s layout and zoning offer unmatched potential.

Homes near Whittier College are rare and don’t last long. Schedule your showing today to explore this unique Victorian gem! Please do not bother the current Residents. The property will be delivered vacant.

Built in 1902

Essential Information

MLS® #	SR24244571
Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,894
Acres	0.15
Year Built	1902
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed

Listing Agent	Yan Minkovitch
Listing Office	Progressive Real Estate Solutions

Community Information

Address	7027 Painter Avenue
Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90602

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected
Parking	Asphalt, Boat, Driveway
Garages	Asphalt, Boat, Driveway
View	None
Pool	None

Exterior

Exterior	Wood Siding, Brick
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Garden, Lawn, Walkstreet, Yard
Roof	Shingle
Construction	Wood Siding, Brick

Interior

Appliances	Gas Range, Convection Oven, Electric Range
Heating	Floor Furnace
Cooling	Gas
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Whittier Union High
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Additional Information

Date Listed	December 3rd, 2024
Days on Market	120
Zoning	WHC2UD*

Short Sale N

RE / Bank Owned N

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