

# \$670,000 - 2452 Adriatic, Long Beach

MLS® #TR25266309

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## \$670,000

2 Bedroom, 1.00 Bathroom, 767 sqft  
Residential on 0 Acres

Westside/South of Willow (WSW), Long Beach,

2026 PRICE DROP! Investor alert + end-user dream! PRIME value-add opportunity in Wrigley with PAID-OFF solar and city-approved plans for TWO new units. This charming Spanish Revival includes stamped, fully permitted plans for a 500 sq ft attached JADU (1 bed/1 bath + living/kitchen) and a 700 sq ft detached ADU (2 bed/1 bath), creating up to 1,200 sq ft of future rentable or multi-generational living space. All entitlement work is complete—start building immediately or hold for long-term upside. Ideal for investors, builders, or buyers wanting to live in the main home while creating additional income streams. Strong rental demand, excellent cap-rate potential, and a location moments from shopping, dining, schools, and major freeways. A rare combination of charm, efficiency, and significant development potential in one of Long Beach's most desirable neighborhoods. Bonus spaces inherited by current owner offer additional flexibility. A rare chance to secure both a charming home and a fully entitled development package.



Built in 1928

## Essential Information

MLS® #	TR25266309
Price	\$670,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.12
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Yasmeen Dardoon
Listing Office	Graff Real Estate

### **Community Information**

Address	2452 Adriatic
Area	11 - Westside
Subdivision	Westside/South of Willow (WSW)
City	Long Beach
County	Los Angeles
Zip Code	90810

### **Amenities**

Utilities	Water Available, Electricity Available, Natural Gas Available, Sewer Available
Parking Spaces	1
Parking	Driveway, Garage, Door-Single
# of Garages	1
Garages	Driveway, Garage, Door-Single
View	None
Pool	None

### **Exterior**

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Lawn, Value In Land
Construction	Stucco

### **Interior**

Interior	Laminate, Tile
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down
Cooling	Wall/Window Unit(s)
Fireplaces	None

# of Stories	1
Stories	One

### **School Information**

District	Long Beach Unified
Elementary	Garfield
Middle	Stephens
High	Cabrillo

### **Additional Information**

Date Listed	November 20th, 2025
Days on Market	52
Zoning	LBR1N
Short Sale	N
RE / Bank Owned	N

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