



6520 Pickering Ave

6520 Pickering Ave, Whittier, CA 90601



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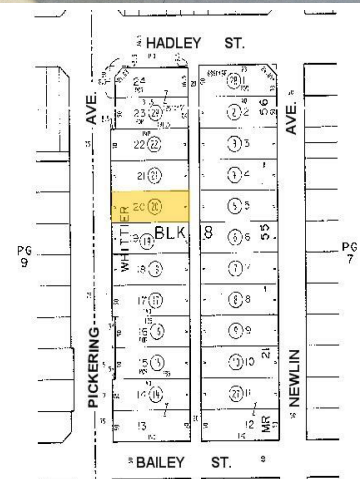
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\$1,295,000

Exceptional investment opportunity in a highly desirable Whittier location. This five-unit multifamily property offers approximately 3,628 square feet of living space on a 7,003 square foot lot and features a well-balanced unit mix consisting of one front house with 3 bedrooms and 1.5 bathrooms, two 2-bedroom/1-bath units, and two 1-bedroom/1-bath units.

Situated in a strong rental market with convenient access to major freeways, employment centers, shopping, dining, and public transportation, the property presents significant income-producing potential. The diverse unit mix appeals to a broad tenant base, supporting long-term occupancy and rental...

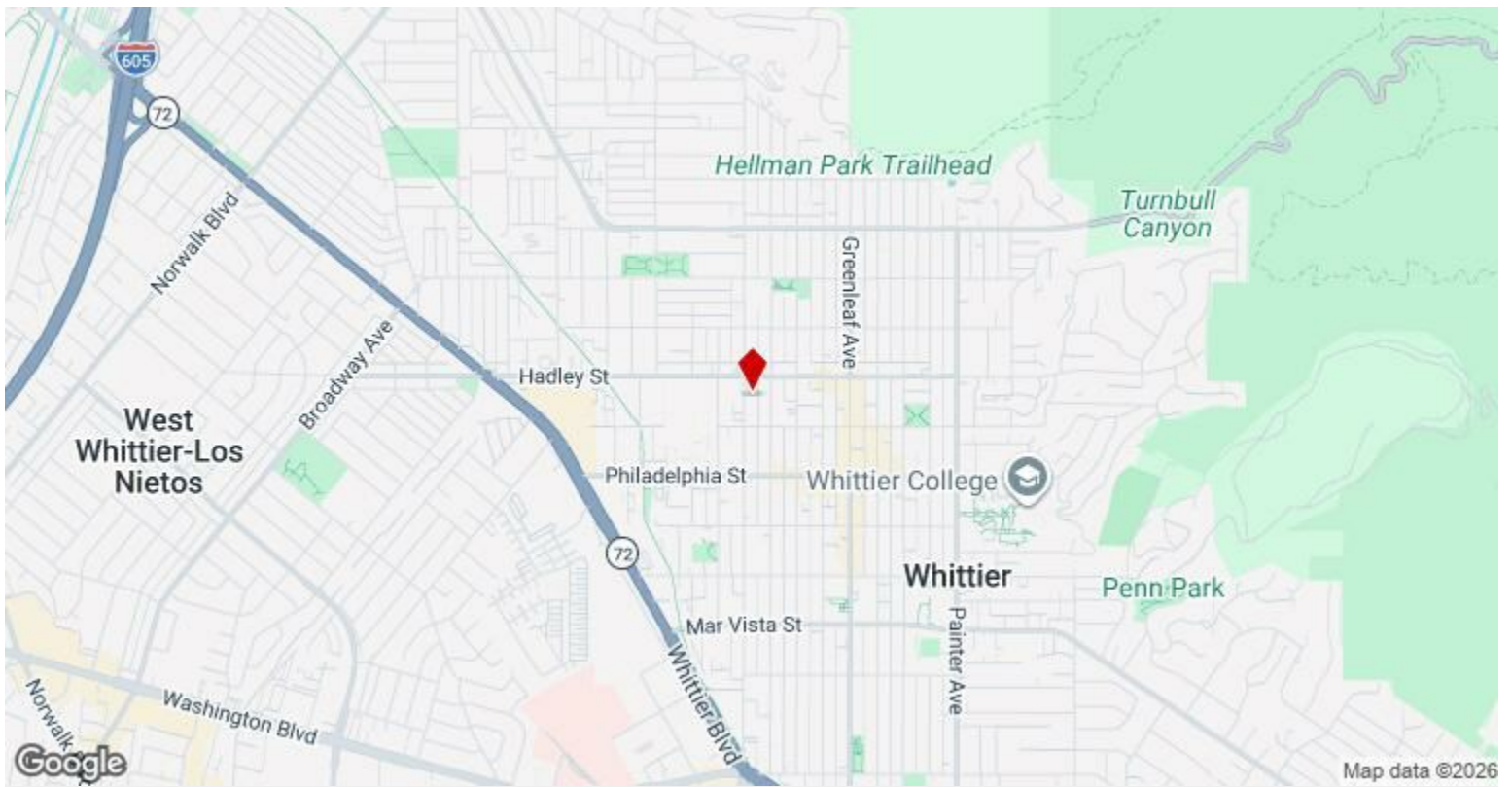
- Located in Uptown Whittier within a short walk of restaurants, retail, and cultural destinations.
- Stable multifamily asset with potential upside through property enhancements or unit renovations.
- Easy access to major transportation routes, including I-605, I-5, and SR-60, offering connectivity to Los Angeles and Orange County.



Price:	\$1,295,000
No. Units:	5
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.37%
Lot Size:	0.16 AC
Gross Building Area:	3,628 SF
Gross Rent Multiplier:	11.22
No. Stories:	2
Year Built:	1963
Parking Ratio:	0.8/1,000 SF
Zoning Description:	R4, Whittier

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	2	Negotiable	N/A
2+1	2	Negotiable	N/A
2+2	1	Negotiable	N/A



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Property Photos

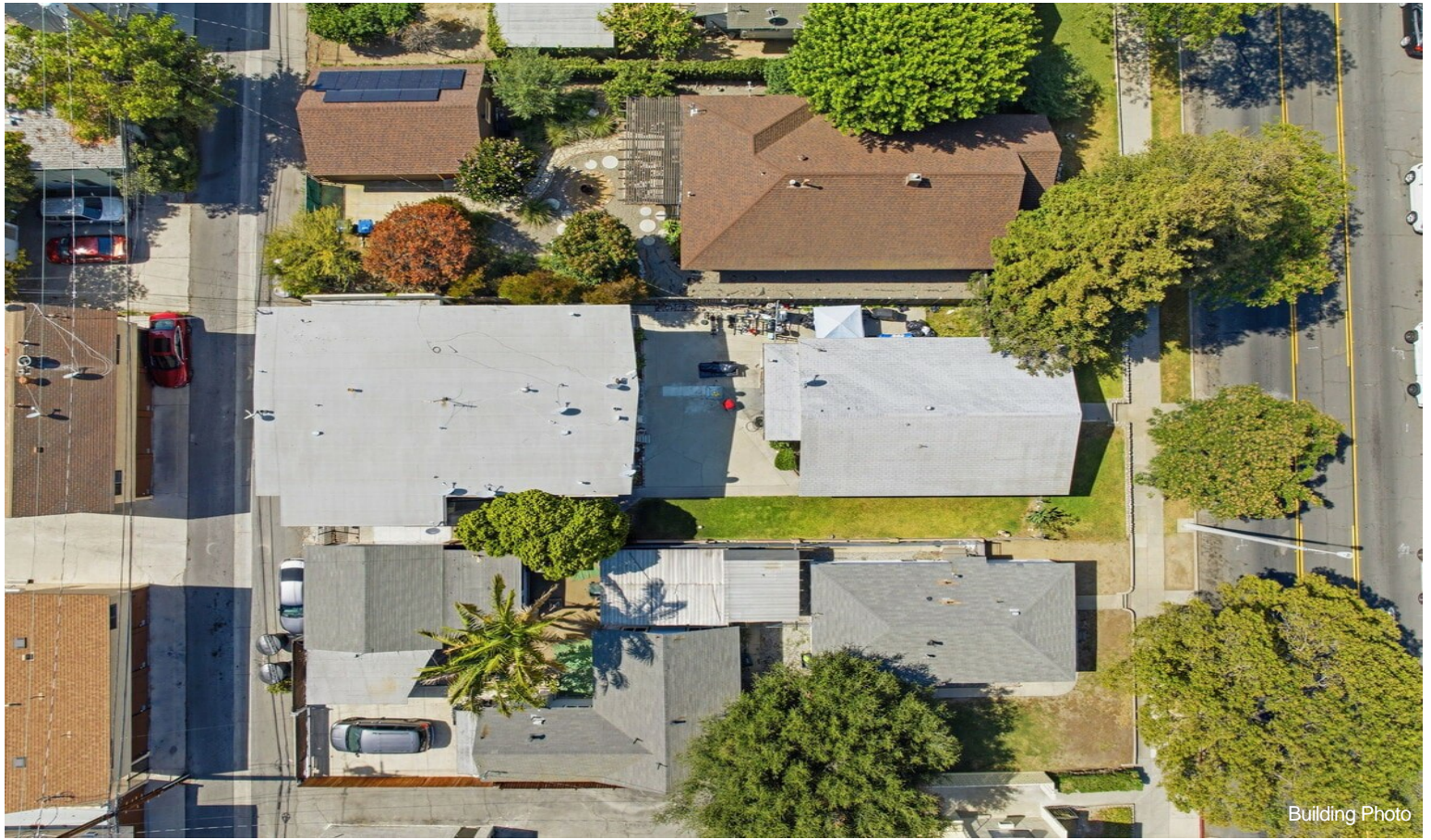


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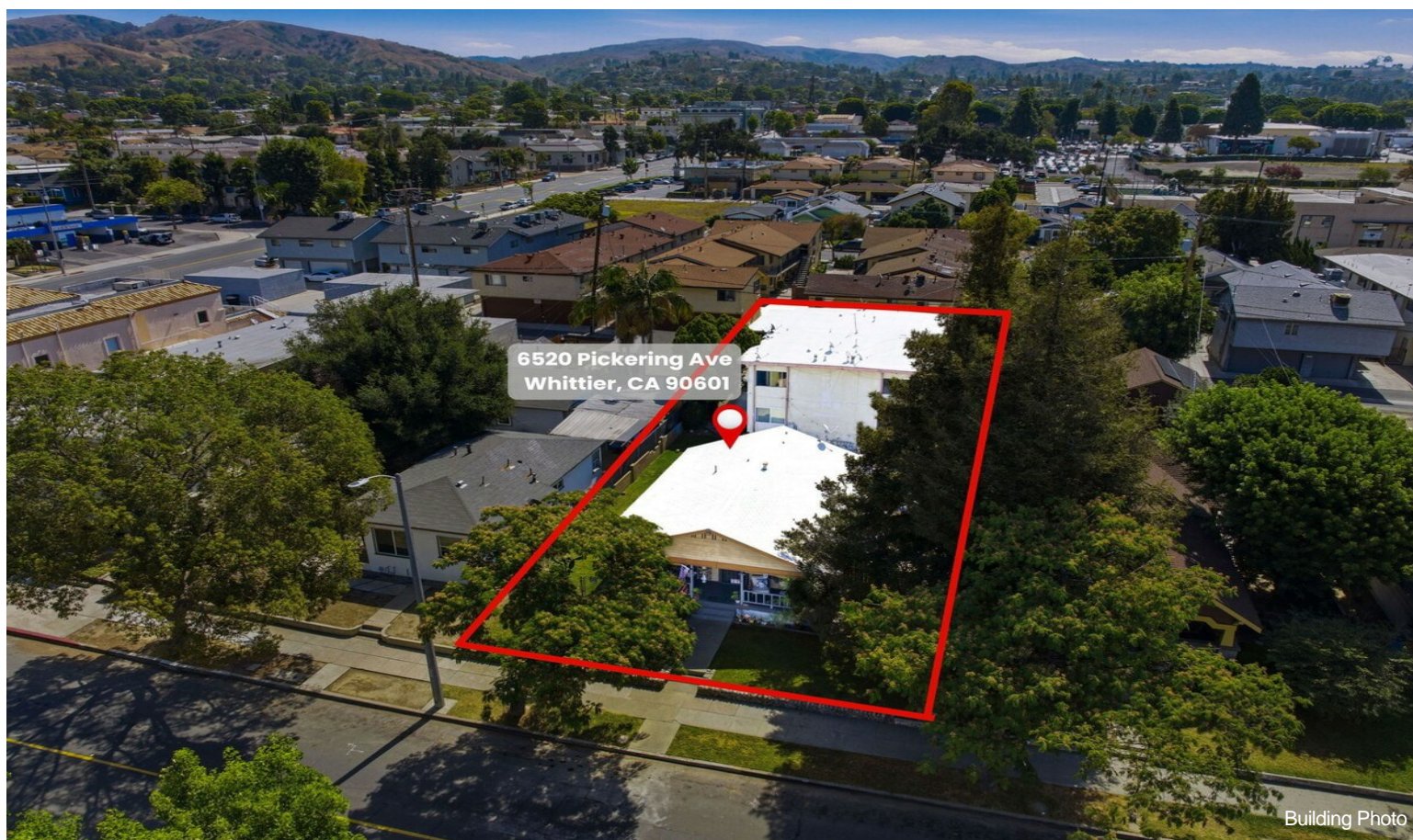


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