

JUST LISTED

252 S 7th Street, Montebello, CA

6-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

OFFERED AT: \$1,420,000



PROPERTY HIGHLIGHTS

- Year Built: 1915
- Total Units: 6
- Building Size: 2,304 SF
- Lot Size: 5,502 SF
- Zoning: R3
- Parking: 4 Spaces

WHY THIS PROPERTY

- Strong in-place income with upside potential
- R3 zoning offers long-term development flexibility
- Centrally located in Montebello with access

INVESTMENT METRICS

- Gross Rental Income: **\$114,540 / Year**
- Cap Rate: **5.21%**
- GRM: **12.40**

OPPORTUNITY

This 6-unit property presents a rare opportunity to acquire a stabilized asset in a high-demand rental market.

With solid existing income and favorable zoning, this investment offers both immediate returns and long-term upside.



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