

**Active • Triplex****\$2,500,000****1213 Ocean Av • Seal Beach 90740****87 days on the market****3 units • \$833,333/unit • 2,263 sqft • 5,528 sqft lot • \$1104.73/sqft • Built in 1920****Listing ID: PW17228877****Come down Pacific Coast Hwy to Seal Beach Blvd. to Ocean Avenue or go down Main Street**

This is a rare opportunity to own a double lot on Ocean Avenue with a triplex. It is located in the hidden gem of Old Town Seal Beach. This is a south facing property featuring an original 1920 Craftsman Bungalow with two units in the back. It just steps to the beach and three short blocks to Main Street and the pier. The property includes beautiful private gardens and six parking spaces.

**Facts & Features**

- Listed On 10/04/2017
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central Furnace, Wall Heater
- Laundry: In Kitchen
- \$22000 Gross Scheduled Income
- \$2952 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate
- Appliances: Garbage Disposal, Gas Stove, Gas Water Heater, Refrigerator

**Exterior**

- Lot Features: Front Yard, Lot Over 40000 Sqft, Value In Land
- Fencing: Good Condition
- Sewer: Public Sewer, Sewer Assessments

**Annual Expenses**

- Total Operating Expense: \$2,952
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$719
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,513
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

**Unit Details****# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 1
- Refrigerator: 1
- Wall AC:

**Additional Information**

- Standard sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19907605

Cell Phone: 714-944-2666

12106 Front Street #100  
Norwalk, 90650

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Accuracy of square footage, lot size and other information is not guaranteed.