

Great Monroiva 4 Plex



\$ 1,398,888



615/617Wildrose.com, Monrovia, CA 91016

- » Beds: 5 | Baths: 5 Full
- » Multi-Family | 2,495 ft² | Lot: 7,308 ft²
- » Front house upgraded w/laundry rm, central air, tankless water heater.
- » Rear Triplex with two 1 bedroom 1 baths & bonus/studio (two remodeled kitchen & baths
- » Solar Panels (2014) servicing rear 3 units-all paid for. Rear 2 car parking pad.
- » More Info: 615-617Wildrose.com



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Well maintained charming triplex with additional bonus studio, located in a desirable Monrovia neighborhood just one street south of Foothill. A three bedroom 2 bath separate home graces the front & a triplex to the rear with 2 one bedrooms and a bonus studio. Units A, C and the front home are nicely remodeled with granite counter tops, renovated cabinetry, upgraded baths. Triplexes have wall heaters and wall air conditioners and front home has central air & heat. Included for the three rear units is a private laundry room with coded access. Serving the rear units is a 2014 solar system, all paid, providing electricity for those three. All refrigerators, stoves, microwaves wall a/c units belong to the landlord and included in sale. Parking pad with one space each for unit B & C. Unit A is a studio bonus unit added by the previous owner. Comfortable living spaces within a grassy and tree-lined lot, close to shopping (Aldi's, Home Goods etc). Strong rental income and reasonable expenses. Possible 48 hours notice for showings or subject to inspection with accepted offer. A wonderful investment or possible owner occupied opportunity in the popular City of Monrovia.

DRE # 01024739.

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