

# EXCLUSIVE LISTING

149-155 W Green St. | Claremont, CA 91711



## Property Overview

Asking Price	<b>\$1,980,000</b>
Number of Units	4
APN	8313-022-015
Year Built	1962
Building Area	3,940 SF
Lot Size	14,309 SF
Zoning	CLRM2000*
Parking	8 Spaces
Unit Mix	1 x 4B + 2B 2 x 2B + 1B 1 x 2B + 1B large

## Investment Highlights

- SUPERB LOCATION, within walking distance to The Village Claremont, across the street from Oakmont Elementary School, and steps away from Claremont Colleges, Metro Link rail station, restaurants, shopping, and the best amenities City of Claremont has to offer
- Pride of ownership, easy to maintain building with upgraded units (2 out of 4 have been upgraded)
- Excellent demographics: Average household income ±\$81,343 within a mile radius
- Very Walkable Location (score 75)
- Excellent access to downtown FWY 10 and FWY 210
- Charming bungalow style apartment with excellent curb appeal on a large lot
- Large units with superb unit mix of 4 bedroom and 2 bedroom units
- Large and bright units with good layout and many windows
- Each unit has laundry hookups, private storage and separately metered for electricity and gas
- 2 units have central A/C and heating, private backyard, and 2-car garage
- Units are enhanced with laminate hardwood floor, custom color paint, tiled kitchens, plenty of storage cabinets, individual water heater, double pane windows/sliders and much more



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## Han Widjaja Chen, CCIM

President  
Dir 626.594.4900 | Fax 626.316.7551  
Han.Chen@GrowthInvestmentGroup.com  
Broker License No. 01749321

## Leo Shaw

Vice President  
Dir 626.716.6968  
leo.shaw@growthinvestmentgroup.com  
Broker License No. 01879962

## Justin McCardle

Vice President  
Dir 909.486.2069  
justin@growthinvestmentgroup.com  
License No. 01895720

## Donald T. La

Vice President  
Dir 626.824.8853  
donald.la@growthinvestmentgroup.com  
Broker License No. 01928418

## Matthew Guerra

Senior Associate  
Dir 626.898.9740  
mguerra@GrowthInvestmentGroup.com  
License No. 02022646

## Jeanelle Mountford

Broker Associate  
jmountford@growthinvestmentgroup.com  
License No. 01737872

## David Ballou

Broker Associate  
Dir 626.898.9710  
dballou@growthinvestmentgroup.com  
License No. 02043484

## Ryan Yip

Marketing Coordinator  
Dir 626.594.4901  
ryan@growthinvestmentgroup.com

## Executive Summary

The Growth Investment Group is proud to offer Green Street Apartments, a pride-of-ownership 4-unit bungalow style, NON rent-controlled apartment in the highly desirable City of Claremont, California. The property is rare and unique due to its superb location and excellent curb appeal. It is located right across the street from Oakmont Elementary School, and within walking distance to Claremont Colleges and The Village Claremont (downtown area). The property has excellent demographics and an average household income of  $\pm$ \$81,343 within a mile radius.

This mid-century architecture was built in 1962 and consists of 4 separate bungalows. Total building size is  $\pm$ 3,940 sqft situated on a large lot of  $\pm$ 14,309 sqft. It has a center driveway that leads to middle parking area. It offers an excellent unit mix with an oversized 4 bedroom+ 2 bathroom, and three (3) large 2 bedroom+ 1 bathroom units. Two of the units, the 4-bedroom and one of the 2-bedroom unit each has 2-car garage and central A/C and heating. Each unit has individual water heater, laundry hookups, storage space and separately metered for electricity and gas.

The property is located on a quiet residential neighborhood within prime Claremont school district. It is located right across the street from Oakmont Elementary School, and within walking distance to Claremont Colleges and The Village Claremont (downtown area), Claremont Museum of Art, Claremont Metro Link Rail Station, restaurants, grocery stores, shopping, city hall and all amenities the City of Claremont has to offer.