

EXCLUSIVE LISTING!

542-548 N Madison Ave, Pasadena 91101

3 Houses on a large Lot - several blocks north of Old Town Pasadena, Large $\pm 13k$ SF Lot, highly desirable layout, Front House can be delivered vacant, Easy to Rent and Manage.



SUMMARY

Subject Property:	542 N Madison Ave Pasadena, CA 91101
Price:	\$1,498,000
Price Per Unit / SF:	\$499,000
Year Built:	1923
Building & Lot Area:	2,150 SF / 13,208 SF
APN / Zoning:	5731-006-012 / RM-16
Unit Mix:	1 x 2B + 2B HOUSE 1 x 2B + 1B HOUSE 1 X 1B + 1B HOUSE

Investment & Property Highlights

- Prime 3 houses on a lot near Old Town Pasadena and Rose Bowl
- Perfect for an owner user or a first-time home/apartment investor
- SUPERB demographics with $\pm \$111,562$ average household income within a 1-mile radius
- Walk Score 78, Bike Score 91
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Highly desirable 3 single-story houses on a large lot size ($\pm 13k$ SF)
- Excellent mix with 2bed and 1bed units; Super easy to rent and manage
- Charming property with lush landscaping, single family houses feel to it
- Charming units with original hardwood floor, plenty of built-in cabinets, and laundry hookups
- Plenty of open space parking; no soft story retrofit is required
- Separately metered for electricity and gas

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210 FWY

GROWTH INVESTMENT GROUP

MADISON PORTFOLIO

526, 542, 570 N MADISON AVE (TOTAL 16 UNITS)

FOR SALE, Can be purchased individually or together as a portfolio.

542 N
Madison

Walk Score
78

Very Walkable

Most errands can be accomplished on foot.

Bike Score
91

Biker's Paradise

Daily errands can be accomplished on a bike.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

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CALTECH



SHOPS ON LAKE

210 FWY



PASADENA PLAYHOUSE



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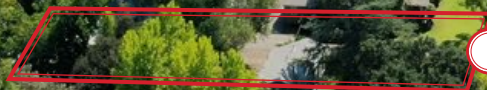
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THE PASEO

PASADENA CITY HALL

OLD TOWN PASADENA

210 FWY

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PASADENA CITY HALL



NORTON SIMON MUSEUM



OLD TOWN PASADENA



BROOKSIDE PARK



ROSE BOWL STADIUM

210 FWY

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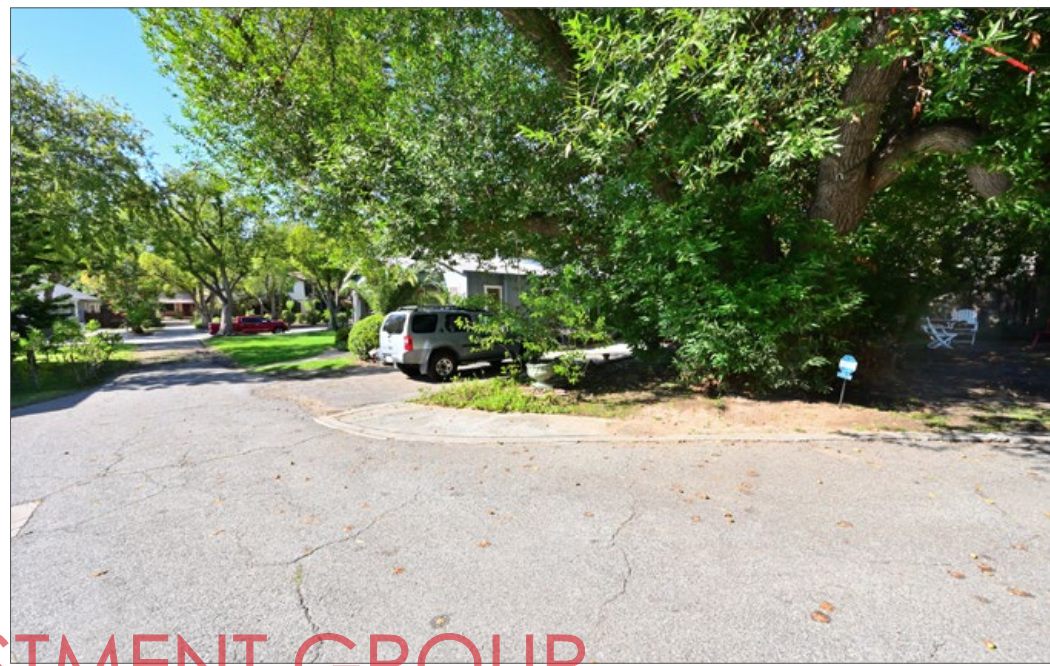


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