

PREMIER REAL ESTATE SERVICES

San Dimas Investment Property

127 East Baseline Road, San Dimas, CA 91773

\$2,199,900

🛏 Bedrooms: **10**

🛀 Bathrooms: **10**

EXTRAS:

- Living Space: 4,612 sq ft
- Lot Size: 20,698 sq ft

Property Description

Premier Real Estate Services is proud to present 121-127 E. Baseline Rd., a five unit apartment situated on two separate parcels. Three bungalow buildings are spaced over almost ½ acre, at the base of the foothills of San Dimas. This opportunity has (5) 2 bedroom/2 bath units with their own private yards and private 2 car garages. The units were built in 1987 and the three buildings total 4,612 square feet of living area. There is onsite guest parking and a secure laundry room. Each unit has central heating and A/C as well as a fenced patio. A majestic oak tree greets you as you enter the park like setting. This property presents a unique value-add investment opportunity, with the potential rental income growth from additional units. One unit has recently been entirely renovated, and the other four units have been meticulously maintained. Tenants enjoy onsite secured parking and guest parking. Landlord is responsible for water and trash.

The property is situated in a desirable location with easy access to major highways and public transportation. University of La Verne, Citrus College, Azusa Pacific University, The Claremont Colleges and Cal Poly Pomona are in close proximity to the property. These are some of the leading Universities in the nation. The property is located within minutes of Downtown San Dimas. Tenants benefit from proximity to shopping, parks, hiking trails, golf courses, grocery stores and eateries.

Given the rental upside potential, this is an excellent addition to any real estate investor's portfolio.

Drive-by ONLY. Do NOT walk onto property or disturb the tenants. Showing with an accepted offer only.

Phillip Castruita

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📞 626-905-9595



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