



Investment Opportunity: Cambridge Garden Apartments

2601 E. Valley Boulevard, West Covina, CA 91792

\$32,000,000

🛏 Bedrooms: 0

🚿 Bathrooms: 0

EXTRAS:

- Living Space: 73,826 sq ft
- Lot Size: 227,645 sq ft



Vincent Medina

DRE #01711465

📞 626-582-8001

Property Description

Nestled on a sprawling 5-acre expanse of vibrant greenery, Cambridge Garden Apartments welcomes you to an extraordinary residential community. Offering a total of 76 units, this property boasts 40 spacious 1-bedroom + 1-bathroom apartments, each spanning 850 sq. ft., and 36 generously sized 2-bedroom + 2-bathroom units, covering 1,050 sq. ft.

Key Features:

5 Acres of Natural Beauty: Embrace the serenity of lush, meticulously landscaped surroundings.

Enhanced Security: The property is equipped with a comprehensive 24-hour video surveillance system for your peace of mind.

Ample Carport Parking: Benefit from plentiful carport spaces, including hanging storage units and spacious walk-in storage.

Solid 1978 Construction: Built to enduring 1978 construction standards, ensuring longevity and reliability.

Resort-Style Amenities: Dive into relaxation with a generously sized swimming pool, complete with a pool house and a refreshing outdoor shower.

Modern Laundry Convenience: A brand-new on-site coin-operated laundry room enhances convenience for residents.

Thoughtful Layout: The property is thoughtfully designed with five separate dual-level buildings, each accommodating 12 units, eliminating the need for costly elevators.

Picturesque Garden Setting: All these features are nestled within beautifully landscaped gardens, creating an inviting atmosphere.

Prime Location: Situated in the northwest corner of West Covina, Cambridge Garden Apartments is adjacent to the City of Walnut and provides convenient access to the 60 & 57 freeways.

Luxurious Apartment Features:

• **Well-Equipped Kitchens:** Each unit includes dry pantries, dishwashers, stoves, and floating micro ranges for a convenient and functional living space.

• **Climate Comfort:** Enjoy year-round comfort with included air conditioning units.

• **Elevated Ceilings:** Upper-level units feature vaulted ceilings, enhancing the sense of space and light.



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