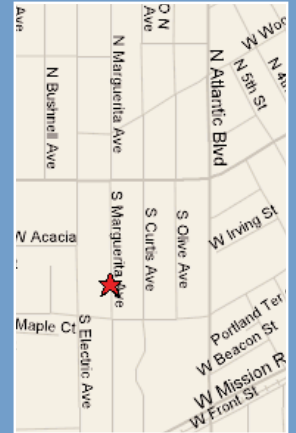


FOR SALE

FOUR UNIT RESIDENTIAL INCOME PROPERTY
225 SOUTH MARGUERITA AVE., ALHAMBRA



Located in desirable North Alhambra!



Building Size: Approx. 2,790 sq. ft.
Lot Size: 7,950 sq. ft.
Features:

- > Front house is a charming Craftsman with 2 bedrooms, 1 bathroom, fireplace, fenced yard, and a two-car garage. Remodeled in 2007. Perfect owner's unit. Upgrades include: new exterior paint, automatic sprinklers in front, carpet, cabinets, tile, flooring, refinished hardwood floors, window treatments and ceiling fans.
- > Triplex consists of two 1 bed / 1 bath units upstairs and one 2 bed / 1 bath unit downstairs with a two-car garage, new carpet and exterior paint.
- > The two one-bedroom units have new carpet and vinyl flooring, security screen doors and upgraded kitchen and bathrooms.

For information:
Bob Riegel
bob.riegel@sauveriegel.com

Norm Sauvé
nsauve@sauveriegel.com

626.585.4321
12 So. Raymond Avenue, Suite A
Pasadena, California 91105
626.683.3990 fax
www.sauveriegel.com

Sauvé Riegel
Commercial Real Estate



Living room with fireplace and picture windows



Recently remodeled kitchens in the apartments



Recently remodeled kitchen in the main house



Bathroom with built-in drawers



Dining room with built-in hutch and picture windows



Utility room in the main house