



**\$8,750,000**

## **3430 ELM AVENUE, LONG BEACH, CA, US, 90807**

<https://apogee-realestate.com>

- Multifamily
- CommercialSale
- Active

Back on the Market: This is a great opportunity for a buyer who can perform! There is only UPSIDE HERE! [...]



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### **Basics**

**Category:** CommercialSale

**Status:** Active

**Lot size:** 28114, 28114 sq ft

**Zoning:** LB4RN

**Type:** Multifamily

**Floors:** 2 floors

**Year built:** 1964

**County:** Los Angeles

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### **Building Details**



**Water Source:** Public  
**Building Area Units:** SquareFeet  
**Fencing:** Security

**Lot Features:** TwoToFiveUnitsAcre,NearPublicTransit  
**Construction Materials:** Drywall,Concrete,Stucco  
**Number Of Buildings:** 2

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## Amenities & Features

**Security Features:**  
GatedCommunity,ResidentManager,SmokeDetectors

**Roof:** Composition

**Cooling:** WallWindowUnits

**Heating:** WallFurnace

**Parking Total:** 24

**Utilities:**  
ElectricityConnected,NaturalGasConnected,PhoneAvailable,SewerConnected,WaterConnected

**Electric:** Standard

**Laundry Features:** CommonArea

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## Expenses, Fees & Taxes

**Trash Expense:** \$18,443

**Maintenance Expense:** \$2,500

**Tax Annual Amount:** \$22,992

**Insurance Expense:** \$20,800

**Water Sewer Expense:** \$17,117

**Supplies Expense:** \$1,662

**Operating Expense:** \$273,794

**Electric Expense:** \$6,758

**Tax Year:** 2023

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## Miscellaneous

**List Office Name:** Realty One Group West

**Common Interest:** None

**Current Use:** Residential

**Listing Terms:** Cash,Conventional,Submit

**Community Features:** Gated

**Attribution Contact:** 949-302-6990

