

Active • **Quadruplex**

\$899,000

580 W 22nd St • San Pedro 90731

1 days active in MLS

4 units • \$224,750/unit • 2,912 sqft • 5,401 sqft lot • \$308.72/sqft •

Listing ID: SB26188559

Built in 1922

Take Gaffey Street South and Turn Left onto 22nd Street, Building is on the left hand side on the corner of 22nd and Grand Avenue



INVESTMENT OPPORTUNITY IN SAN PEDRO! Welcome to 580 W. 22nd Street, a fully occupied 4-unit apartment building prominently situated on a corner lot at W. 22nd Street and Grand Avenue. This income-producing property provides an opportunity for investors seeking an established multifamily asset with existing tenants and immediate rental income with upside potential. The property consists of four 1-bedroom, 1-bath units within approximately 2,912 SF of building area on a 5,401 SF lot with oversized parking lot. All four units are currently occupied and the property is being sold with the existing tenants in place. The building features separately metered gas and electricity, helping simplify utility management, along with tandem off-street parking. Located in San Pedro's Point Fermin area, the property offers convenient access to the waterfront, harbor, marina, shopping, dining and major transportation routes. The corner-lot configuration and established four-unit use make this an attractive opportunity for a long-term multifamily investor looking to add a South Bay/Harbor Area income property to their portfolio. 100% Occupied • 4 Units • Corner Lot • Oversized Parking Lot with Tandem Parking for 8 Vehicles • Future Upside on Monthly Rental Income • Separately Metered Gas & Electric.

Facts & Features

- Listed On 08/28/2026
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup
- Cap Rate: 7.43
- \$54672 Gross Scheduled Income
- \$46272 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Free-Standing Range, Gas Oven, Refrigerator, Water Heater
- Other Interior Features: Balcony, Tile Counters

Exterior

- Lot Features: Corner Lot, Front Yard, Level with Street, Rectangular Lot, Level, Park Nearby, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Balcony, Lighting

Annual Expenses

- Total Operating Expense: \$19,637
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$967	\$967	\$1,800
2:	1	1	1	0	Unfurnished	\$1,015	\$1,015	\$1,800
3:	1	1	1	0	Unfurnished	\$1,245	\$1,245	\$1,800
4:	1	1	1	0	Unfurnished	\$1,339	\$1,339	\$1,800

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 181 - Point Fermin area
 - Los Angeles County
 - Parcel # 7462030019

Sam Xavier

State License #: 01449986
Cell Phone: 310-866-7598

Coldwell Banker Realty

State License #: 00616212
451 Manhattan Beach Blvd Ste D220
Manhattan Beach, 90266