

# \$2,600,000 - 323 36th Street, Manhattan Beach

MLS® #SB19027437

## \$2,600,000

8 Bedroom, 5.00 Bathroom, 3,072 sqft  
Residential on 0 Acres

N/A, Manhattan Beach, CA

Live in one and rent out the other two units in this ocean view triplex below Alma on a full street to alley lot . There are two - 2 car garages plus 4 additional onsite spaces for a total of 8 car parking. Unit A: (\$4000 Leased until 7-22-2020). Unit A is a street level unit with brand new laminate flooring. 3 bed, 2 bath, fireplace (Presto logs only), gas range, refrigerator, microwave, side-by-side laundry hook-up's in-kitchen, 1 wall heater, covered rear patio, parking for 4 cars (1 in garage, 1 behind it in driveway, 2 more beside them in tandem). The majority of the improvements to unit A were made in late 2013/early 2014. Unit B: (\$4000 Leased until 9-14-2020). Unit B is upstairs above the garage on 36th, 2 bed, 1 bath unit with some ocean view from living/dining areas and balcony. Range, refrigerator, dishwasher, microwave, forced air heater, NO LAUNDRY...but hook-ups could be installed in the current water heater closet, provided you install a "tank-less" on demand water heater. Unit B has parking for 2 cars (1 in garage, 1-behind it in driveway). Improvements to unit B were made in early 2018. Unit C: Leased at \$4500 until 8-31-2020. Upstairs unit, 3 bed, 2 bath, ocean views from living/dining areas and balcony. Range, vent hood, refrigerator, dishwasher, stacked washer/dryer in-unit, forced air heater, parking for 2 cars in private garage. Improvements to unit C were made in the summer of 2014.



Built in 1952

### Essential Information

MLS® #	SB19027437
Price	\$2,600,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	3,072
Acres	0.06
Year Built	1952
Type	Residential
Sub-Type	Single Family
Status	Active Under Contract

### Community Information

Address	323 36th Street
Area	Manhattan Beach Sand (142)
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
State	CA
Zip Code	90266

### Amenities

Parking Spaces	8
Parking	Driveway, Garage
# of Garages	4
View	Ocean View
Pool	None

### Interior

Heating	See Remarks
Cooling	None
Fireplace	Yes
Fireplaces	See Remarks
Stories	Two, Three Or More Levels

### Exterior

Lot Description      Utilities - Overhead

### **School Information**

District              Manhattan Unified

### **Additional Information**

Date Listed          February 6th, 2019

Days on Market      220

Zoning                MNRH

HOA Fees             0.00

### **Listing Details**

Listing Agent        Matthew Adamo(00922025)

Listing Office        One Pacific Properties

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