

# Trophy Triplex Opportunity in Prime Santa Monica Location

List Price: \$2,689,000



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FOR MORE INFO ON PROPERTY VISIT

**GARYLIMJAP.COM**



## 2010 10th Street in Santa Monica

- ▶ Located in the very sought after Sunset Park neighborhood
- ▶ Great ocean breeze blocks from beach
- ▶ Pride of ownership & lots of curb appeal on this Cape Cod style property
- ▶ Corner lot w/ approx. 7000sqft
- ▶ Total building w/ approx. 3551 sqft
- ▶ Freestanding 2 story main house w/ 3 bedrooms + 2 baths
- ▶ Separate duplex structure with 2 bed + 1 bath & 1 bed + 1 bath
- ▶ Newer exterior paint, roof, electrical & copper plumbing
- ▶ All units have laundry & water heaters
- ▶ All units have front/rear entry & patios
- ▶ 2 car private garage for the main house & 2 car private garage for the duplex

### Rent Breakdown

- ▶ 2012 10th Street  
3 bedrooms + 2 baths (\$5,008/mo.)
- ▶ 2010 10th Street  
2 bedrooms + 1 bath (\$3,118/mo.)
- ▶ 854 Bay Street  
1 bedroom + 1 bath (\$2,343/mo.)

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