

# SUPPLEMENTS + LEASE DETAILS



**912 & 914 S. Garfield Ave.**  
**Offered at: \$1,450,000**

**912 S. GARFIELD AVE.** - 2 bed | 2 bath - approx 1,200 SQ. FT: Month-to-month agreement at a Current rent of \$2,700 - scheduled increase to \$2,825/mo in Sept 2026. Separate electrical Meter & equipped with an AC unit. Separate laundry. Two-car garage. Two Off-Street Parking spaces. Updated with dual-pane windows, tile, and vinyl flooring throughout.

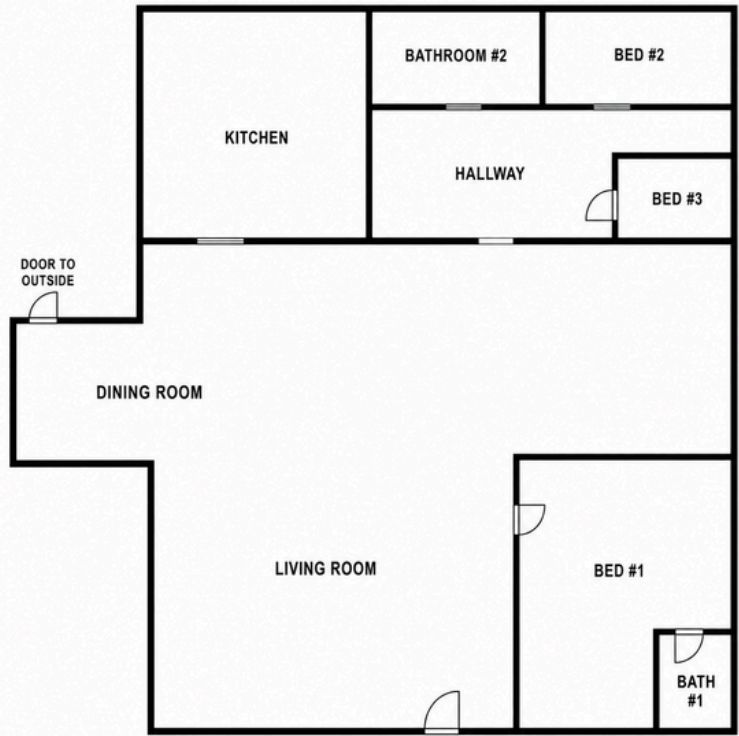
**914 S. GARFIELD AVE.** - 3 bed | 2 bath - approx 1,400 SQ. FT: Month-to-month agreement at a Current rent of \$2,725. – Occupied by Long-Term tenants. Separate electrical. Equipped with a wall air conditioning unit. One-car garage + one covered carport parking. Separate outdoor laundry. Updated with Dual-Pane windows.

## OTHER NOTABLE DETAILS:

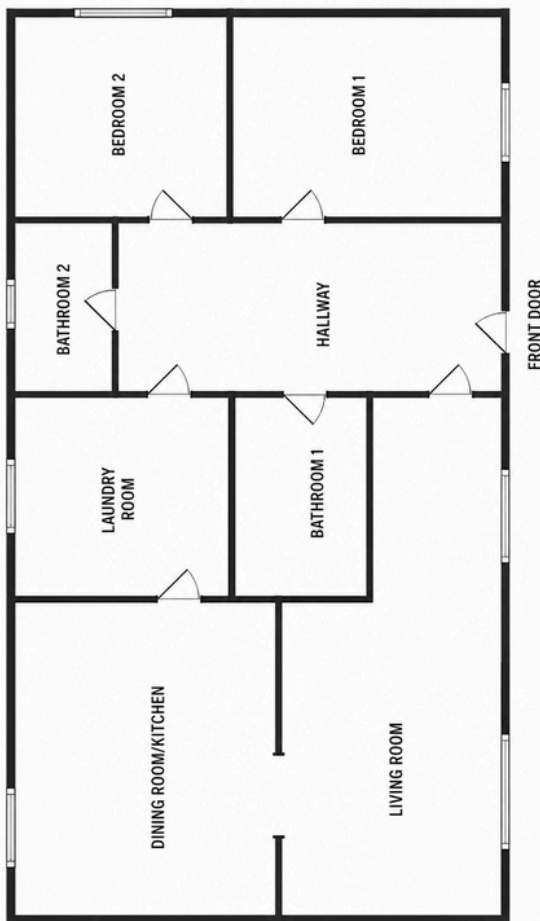
- Shared Water Meter (Currently Paid by Owner)
- Shared Trash Services (Currently Paid by Owner)
- Zoning: R-3 – Limited Density Multiple Residence (LDMR) or multi-family zones –permits multiple residential units (such as duplexes, triplexes, and low-rise apartments) while enforcing strict caps on building height, density, and lot coverage. Buyer to conduct due diligence.

Please note that all information is provided by the owners and is deemed correct. Buyers and buyer's agents are encouraged to conduct due diligence and review all details.

# PROPERTY DETAILS



**914 S. GARFIELD AVE. ALHAMBRA, CA**



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**\*\*\*FLOORPLANS ARE NOT TO EXACT SCALE\*\*\*FOR VISUALIZATION PURPOSES ONLY\*\*\***

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