

6411 SILVERETTE, PICO RIVERA, CA, US, 90660

https://realtorjd.com

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Pico Rivera, CA, US,
90660

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Offered at \$975,000

RARE OPPORTUNITY!



Modern 8-Unit Investment Opportunity – \$975,000

Discover a rare and versatile income-producing property thoughtfully designed to maximize both functionality and long-term value. This unique offering features four distinct residential units, making it ideal for investors or owner-occupants seeking strong rental potential.

The property includes eight units with four primary single-family residences (#1, #3, #5 & #7) complemented by two JADU secondary units (#2 & #8), creating immediate dual-living flexibility. And you'll find two newly designed rental units (#4) positioned along a clean, linear layout for privacy and efficiency and (#6) at the front of the property with immediate parking access. At the rear you'll find a dedicated garage structure strategically integrated, providing convenient parking and additional tenant appeal.

The entire site is connected by well-planned driveways and walkways, enhancing accessibility while maintaining separation between living spaces.

Each structure is designed with a modern aesthetic, featuring clean rooflines, cohesive materials, and a layout that supports both comfort and privacy. The configuration allows for multiple income streams, whether leased long-term or utilized in a hybrid rental strategy.

Details Include:

- Multi-family plans for 8 units on a subdivided parcel
- Zoning, permits, and health & safety approvals in progress
- Mortgage assumption available (subject to lender approval)
- Niche investor/developer opportunity
- Steady Rental Income
- Unit #1 -Existing SFR - refreshed into a spacious main home, 1826 sq ft
- Unit #2 - The JADU conversion, 383 sq ft
- Unit #3 - New SFR, 3 Bed, 1200 sq ft
- Unit #4 - New ADU, 800 sq ft
- 3-single car garages, 645 sq ft
- Subdivision with 4 additional units include: Unit #5, ADU, 800 sq ft
- Unit #6, SFR, 3 Bed, 1200 sq ft
- Unit #7, 2-story, SFR, 1958sq ft
- Unit #8, JADU, 430 sq ft
- Plenty of parking!!!



CALL TODAY TO SCHEDULE A PRIVATE SHOWING!!!

Brenda Moreno DRE01983719
Kanso Realty LIC#02173320
(310)920-1518
brendamorenorealtor@gmail.com
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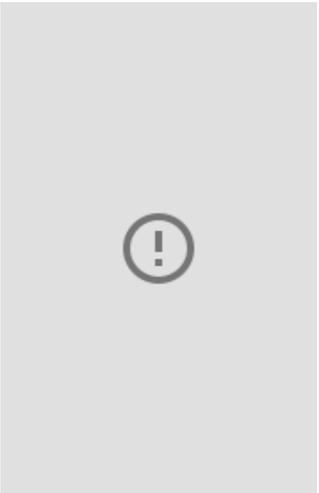
\$975,000

Rare Opportunity! This is a prime development opportunity with plans in progress located in Pico Rivera. The project includes completed [...]



Kanso Realty

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 2208 sq ft



Basics

Category: Residential

Status: Active

Bathrooms: 2 baths

Lot size: 21824, 21824 sq ft

View: Hills,Mountains,Neighborhood

Type: SingleFamilyResidence

Bedrooms: 3 beds

Area: 2208 sq ft

Year built: 1920

County: Los Angeles

Building Details

Structure Type: House

Lot Features: CornerLot

Common Walls: NoCommonWalls

Levels: Two

Water Source: Public

Sewer: PublicSewer

Garage Spaces: 2

Amenities & Features

Pool Features: None

Cooling: SeeRemarks

Laundry Features: SeeRemarks

Parking Total: 2

Fireplace Features: SeeRemarks

Nearby Schools

High School District: Los Angeles Unified

Agent info

Agent name: Brenda Moreno

Agent MLS: PVMOREBRE

Agent email: brendamorenorealtor@gmail.com **Agent officephone:** 714-222-8547



Miscellaneous

List Office Name: Kanso Realty

Common Interest: None

Attribution Contact: 213-444-3501

Listing Terms: Cash,CashToNewLoan

Community Features: Biking,Foothills,Hiking

