

# QUEEN ANNE STYLE VICTORIAN FOR SALE

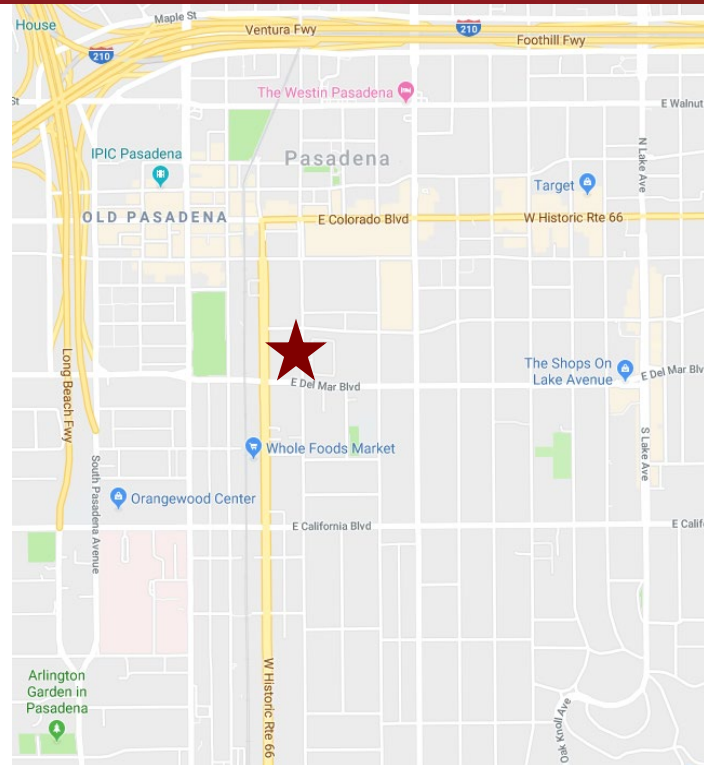


## 253-255 S. MARENGO AVENUE, PASADENA, CA

FOR SALE

- SQUARE FOOTAGE:** 255 Marengo (Main House) – 3,991 SF  
253 Marengo (Carriage House) – 1,118 SF  
TOTAL – 5,109 SF
- ASKING PRICE:** \$3,321,000.00
- YEAR BUILT:** 1893. Renov. 1980
- LEASEHOLD (Carriage House):** \$3.13, MG per sq. ft.  
Expiration 09/30/22. No Options.
- HISTORIC SITE:** Added November 25, 1980.
- PARKING:** Ten (10) parking spaces in private lot behind the building.
- SELLER LEASE BACK:** Seller to lease back offices until 03/31/22 at \$3,000/month.
- DESCRIPTION:**
- \* One of a kind historic office located in prime Pasadena area.
  - \* Walking distance to Pasadena Conference Center and Sheraton Hotel.
  - \* Wood molding around interior windows and doors.

Please do not disturb tenants.  
Please make appointment with agent.



For more Information, Contact:

Dan Alle

[dalle@redstonecre.com](mailto:dalle@redstonecre.com)

Lic. # No. 01017941

Carole Walker

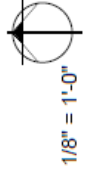
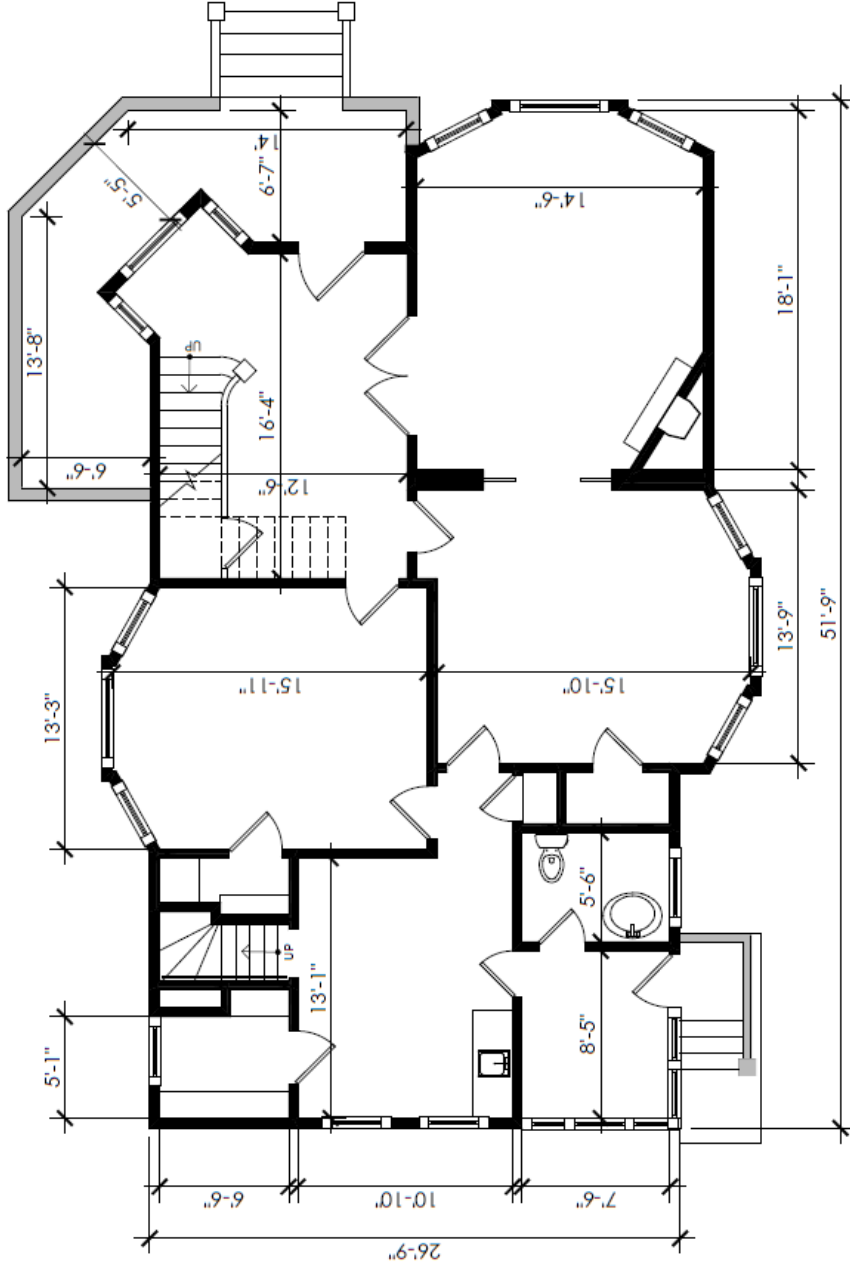
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**Redstone**  
COMMERCIAL REAL ESTATE



1,404 GROSS SF

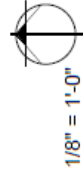
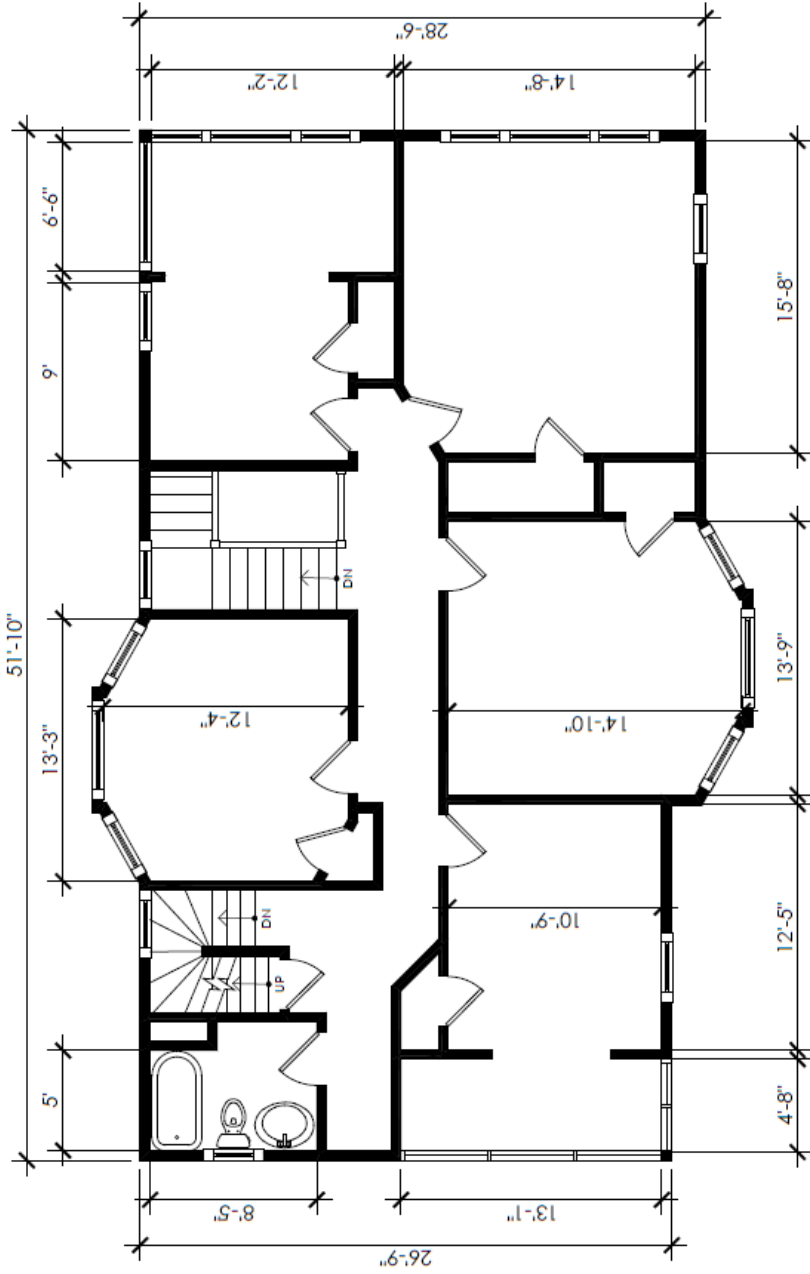
Project: 24-013  
 1st FLOOR  
 AS-BUILT

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

Scale: 1/8" = 1'-0"

Sheet: AB.1

255 S. MARENCO AVE.  
 PASADENA, CA 91101



1/8" = 1'-0"

1,404 GROSS SF

Project	2nd FLOOR AS-BUILT
Date	
Drawn	
Checked	
Reviewed	
Scale	1/8" = 1'-0"

# 255 S. MARENGO AVE.

PASADENA, CA 91101

## AB.2



