

North o Ball Rd, West of Harbor



BED / BATH: 5/3,0,0,0
SQFT(src): 2,788 (SEE)
PRICE PER SQFT: \$519.37
LOT(src): 6,739/0.1547 (A)
LEVELS: Two
GARAGE: 3/Attached
YEAR BUILT(src): 1954 (ASR)
PROP SUB TYPE: SFR/A
DAM / CDAM: 162/162
SLC: Auction
PARCEL #: 25112138
LISTING ID: PW26067531



DESCRIPTION

Property is being offered via auction. Welcome to 525 W Hampshire Avenue — a rare opportunity to own a beautifully maintained triplex in one of Anaheim’s most desirable neighborhoods. This exceptional property offers three distinct units, making it ideal for multi-generational living or savvy investors seeking strong rental income. The property includes: Units A & C: Each offers 2 bedrooms, 1 bathroom, and approximately 950 sq ft of comfortable, stylish living space with thoughtfully upgraded interiors. Unit B: A charming 1-bedroom, 1-bathroom home featuring 888 sq ft plus a newly permitted 180 sq ft enclosed patio, now transformed into a versatile bonus/family room—perfect for relaxing, entertaining, or working from home. Two single-story units sit side-by-side in front, while the third is privately set above the rear garage. Lovingly cared for and meticulously updated, this triplex delivers a turnkey experience for homeowners or tenants alike. Each unit has its own garage space (3 total), offering convenience and extra storage. With its prime location, strong income potential, and tasteful upgrades throughout, 525 W Hampshire Avenue stands out as a can’t-miss opportunity. Don’t miss your chance to own this versatile, income-generating gem in the heart of vibrant Anaheim.

EXCLUSIONS:

INCLUSIONS:

AREA: 79 - Anaheim West of Harbor	LIST \$ ORIGINAL: \$1,399,900	SELLER WILL CONSIDER CONCESSIONS IN OFFER:	COOLING: Wall/Window Unit(s)
SUBDIVISION: Other (OTHR)/Other	BASEMENT SQFT: COMMON WALLS: 1 Common	ROOM TYPE: Bonus Room, Kitchen	HEATING: Central
COUNTY: Orange	WALL	EATING AREA:	VIEW: Neighborhood
SENIOR COMMUNITY?: No	PARKING:		WATERFRONT:
CERTIFIED 433A?: No	HORSE:		LAUNDRY: Common Area, Gas & Electric Dryer Hookup
	PROBATE AUTHORITY:		

PROP SUB TYPE: Single Family Residence (Attached)	STRUCTURE TYPE: Triplex	COMMON INTEREST: None
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INTERIOR

INTERIOR:	ACCESSIBILITY:	FLOORING: Laminate
MAIN LEVEL BEDROOMS: 3	APPLIANCES: Dishwasher, Gas Oven, Gas Range	ENTRY LOC/ENTRY LVL: Front/1
MAIN LEVEL BATHROOMS: 2	KITCHEN FEATURES:	FIREPLACE: None
	BATHROOM FEATURES:	

EXTERIOR

EXTERIOR:	SECURITY:	LOT: 2-5 Units/Acre	PATIO/PORCH: None
FENCING:	SEWER: Public Sewer	POOL: None	SPA: None
DIRECTION FACES:			

BUILDING

BUILDER NAME:	ARCH STYLE:	ROOF:	CONSTR MTLS:
MAKE:	DOOR:	FOUNDATION DTLS:	OTHER STRUCT:
BUILD MODEL:	WINDOW:	PROP COND:	NEW CONSTRUCTION YN: No
TAX MODEL:			

GARAGE AND PARKING

ATTACHED GARAGE?: Attached	PARKING TOTAL: 3	GARAGE SPACES: 3	CARPORT SPACES:
UNCOVERED SPACES:	# REMOTES:	RV PARK DIM:	

GREEN

GREEN ENERGY GEN:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
WALK SCORE:			

POWER PRODUCTION

POWER PRODUCTION: No	GREEN VERIFICATION: No
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COMMUNITY

HOA FEE: \$0	HOA NAME:	HOA PHONE:	# OF UNITS: 3
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HOA FEE 2:
HOA FEE 3:
OTHER FEES:
COMMUNITY: **Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE 2:
HOA PHONE 3:

UNITS IN COMMUNITY:
STORIES TOTAL: **2**

LAND

LAND LEASE?: **No**
PARCEL #: **25112138**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:
LAND LEASE EXP DATE:

UTILITIES: **Electricity Available, Sewer Available, Water Available**
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**

TAX LOT: **15**
TAX BLOCK:
TAX TRACT #: **1142**
ZONING:
TAX OTHER ASSESSMENT: **\$620**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Anaheim Union High**
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING**DATES**

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST:

TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **03/26/26**
START SHOWING DATE:
ON MARKET DATE: **03/29/26**
PRICE CHG TIMESTAMP: **04/26/26**
STATUS CHG TIMESTAMP: **03/29/26**
MOD TIMESTAMP: **09/07/26**
EXPIRED DATE: **03/25/27**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on October 02, 2026 at 8:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions. <https://globalestatehubllc.com/>

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Sophia Luu**
SHOW CONTACT PH: **2799461327**
SHOW INSTRUCTIONS: **Drive by only - Do not disturb tenants**
DIRECTIONS: **North o Ball Rd, West of Harbor**

LOCK BOX LOCATION: **By the Stairs**
LOCK BOX TYPE: **Combo**

OCCUPANT TYPE: **Tenant**
OWNER'S NAME:

AGENT / OFFICE**CONTACT PRIORITY**

LA: **(PWL00KAR) Karen Ngoc Lang Luu**
CoLA:
LO: **(PB20347) Century Financial Group, Corp.**
LO PHONE: **442-386-2495**
CoLO:
CoLO PHONE:

LA State License: **01426053**
CoLA State License:
LO State License: **01930905**
LO FAX: **714-892-0222**
CoLO State License:
CoLO FAX:
Offers Email: kluu2495@gmail.com

1.LA DIRECT: **4423862495**

AGENT FULL: Residential LISTING ID: PW26067531

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