

# \$849,000 - 13455 Highway 8 Business, El Cajon

MLS® #240019599SD

**\$849,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 1 Acres

El Cajon, El Cajon,

Investors delight!!! Amazing opportunities with mixed use zoning which allows for residential and commercial usage, and the VR-15 zoning can accommodate up to 15 units per acre.

This unique piece of property sits on .94 acres with a 1100 square foot 3-bedroom home and a separately fenced 25x25 shop/garage with 200-amp service and bathroom. The garage shop was previously rented out as an automotive shop. There is also a 35x15 covered carport that can be being rented out for additional income. Live and work all in the same property or rent them both while you develop the property.



Built in 1945

## Essential Information

MLS® #	240019599SD
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.94
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Andrew Bloom
Listing Office	Velocity Realty

## Community Information

Address	13455 Highway 8 Business
Area	92021 - El Cajon
Subdivision	El Cajon
City	El Cajon
County	San Diego
Zip Code	92021

## Amenities

Parking Spaces	22
Parking	Shared Driveway
# of Garages	2
Garages	Shared Driveway
Pool	None

## Exterior

Exterior	Stucco
Roof	Shingle
Construction	Stucco

## Interior

Interior Features	Bedroom on Main Level
Appliances	Dishwasher, Disposal
Heating	Combination, See Remarks
Cooling	Wall/Window Unit(s)
# of Stories	1
Stories	One

## Additional Information

Date Listed	August 19th, 2024
Days on Market	104
Zoning	COMMERCIAL
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 6th, 2026 at 10:26am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.