

# \$629,999 - 1425 Coolidge Ave, National City

MLS® #240026626SD

**\$629,999**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0 Acres

National City, National City,

PRICED TO SELL! RARE 7 CAP! Back unit is unpermitted and could pose challenges for fannie freddie loans, ask agent about this and previous escrow. Appraisal came in at \$639k for just the front unit. Owner occupant or investor buyers looking for an easy ADU project look no further with this charming 2 on 1! Front house is a well maintained 1BR 1BA with a bonus room that can serve as a small 2nd bedroom or office. This is a fully renovated 2BR 2BA (layout is such that you walk thru one BR to get to the other, but private entrance for the furthest BR). Get in before the huge development of National City Bayfront goes in and ride the wave of progress! Both units are perfect for owner occupant, VA, or traditional investors. Enjoy brand new roofs and brand new tankless water heaters on both. Front unit rented for \$2195, seller may have flexibility around lease. Call agent today and book your tour!



Built in 1960

## Essential Information

MLS® #	240026626SD
Price	\$629,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,200
Acres	0.00

Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Florian Sighé
Listing Office	The Browar Group

## Community Information

Address	1425 Coolidge Ave
Area	91950 - National City
Subdivision	National City
City	National City
County	San Diego
Zip Code	91950

## Amenities

Parking	Other
Garages	Other
Pool	None

## Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

## Interior

Appliances	Convection Oven
Heating	Electric
Cooling	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	November 12th, 2024
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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