

# \$1,700,000 - 117 Avenida Algodon, San Clemente

MLS® #24349251

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## \$1,700,000

6 Bedroom, 5.00 Bathroom, 2,942 sqft

Residential Income on 0 Acres

N/A, San Clemente,

Recent price reduction, motivated seller!  
Excellent 3 unit multifamily investment property located near Downtown San Clemente. This property is well located near shops, restaurants, and within close proximity to the beach. Long term ownership with large upside to increase rental income. Unit mix is two 2 bed/2 bath units and one 2 bed/1 bath unit. Each tenant has their own garage space. Roof was replaced in 2020 and two of the three units have renovated kitchens and bathrooms. The ground floor unit has a large private patio and the upstairs units each have a private balcony. Separately metered for gas and electric. This location has a high walkability score so most tenant errands can be accomplished nearby.

Built in 1965

## Essential Information

MLS® #	24349251
Price	\$1,700,000
Bedrooms	6
Bathrooms	5.00
Square Footage	2,942
Acres	0.10
Year Built	1965
Type	Residential Income
Status	Closed
Listing Agent	Sean Riley



Listing Office              CB Richard Ellis, Inc.

## Community Information

Address                      117 Avenida Algodon  
Area                          SC - San Clemente Central  
Subdivision                N/A  
City                          San Clemente  
County                      Orange  
Zip Code                    92672

## Amenities

Parking Spaces            6  
Parking                      Door-Single, Garage, Uncovered  
# of Garages                3  
Garages                      Door-Single, Garage, Uncovered  
Pool                          None

## Interior

# of Stories                2  
Stories                      Multi/Split

## Additional Information

Date Listed                January 16th, 2024  
Days on Market            316  
Short Sale                  N  
RE / Bank Owned        N

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