

\$2,200,000 - 905 Ocean Avenue, Seal Beach

MLS® #24441920

\$2,200,000

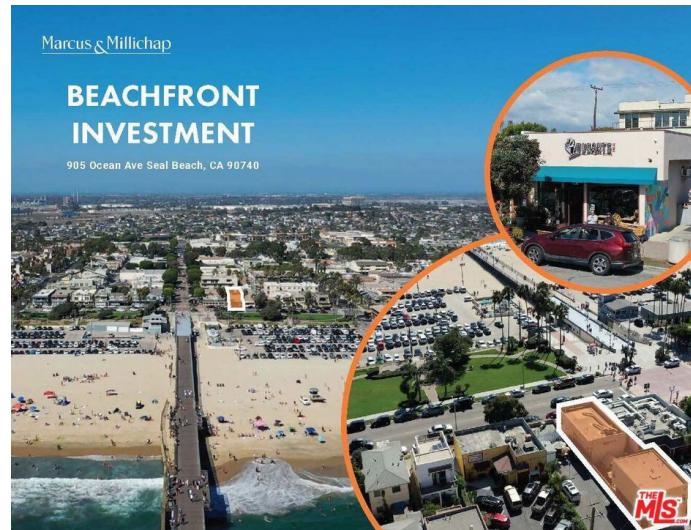
2 Bedroom, 3.00 Bathroom, 2,064 sqft

Residential Income on 0 Acres

N/A, Seal Beach,

Charming Mixed-Use Property in Seal Beach, CA - First Time on the Market in 25

Years!Presenting 905 Ocean Ave., a unique mixed-use property perfectly positioned in the heart of Seal Beach, CA. This versatile property, built in 1946, offers both commercial and residential opportunities, making it an exceptional investment in one of Southern California's most desirable coastal communities.The property features a storefront unit currently occupied by the beloved Bogart's Coffee Shop, a local favorite that has been serving the community from this location for over 20 years. Behind the caf, you'll find two well-maintained apartment units, offering a total of 2,064 square feet of living and commercial space spread across two buildings on a 2,750 square foot lot.This prime location is directly across the street from the iconic Seal Beach Pier, giving it unparalleled visibility and foot traffic, especially with the area's strong tourist appeal. The property is also part of Seal Beach's Main Street Specific Plan, which preserves the unique charm of the Old Town corridor, known for its eclectic mix of shops, restaurants, and entertainment.Additional features include a two-car garage, a convenient laundry room, and the rare distinction of being one of the few buildings in this historic area that faces both the beach and the ocean. Whether you're looking to continue running it as an income-generating investment property or occupy one of the residential units



whileenjoying rental income from the commercial space and the other apartment, this property offers endless possibilities.Priced at \$2,200,000, this is a rare opportunity to own a piece of Seal Beach history and become part of a vibrant, thriving community.

Built in 1946

Essential Information

| | |
|----------------|--------------------|
| MLS® # | 24441920 |
| Price | \$2,200,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Square Footage | 2,064 |
| Acres | 0.06 |
| Year Built | 1946 |
| Type | Residential Income |
| Status | Closed |
| Listing Agent | David Estrada |
| Listing Office | Marcus & Millichap |

Community Information

| | |
|-------------|------------------|
| Address | 905 Ocean Avenue |
| Area | 1A - Seal Beach |
| Subdivision | N/A |
| City | Seal Beach |
| County | Orange |
| Zip Code | 90740 |

Amenities

| | |
|--------------|-------|
| # of Garages | 2 |
| View | Ocean |
| Pool | None |

Interior

| | |
|--------------|------|
| Heating | None |
| Cooling | None |
| # of Stories | 2 |

Stories Two

Additional Information

Date Listed August 16th, 2024

Days on Market 148

Zoning Main Street Specific Plan

Short Sale N

RE / Bank Owned N

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