

# **\$599,000 - 1104 S Escondido Blvd, Escondido**

MLS® #250023511SD

**\$599,000**

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0 Acres

Southwest Escondido, Escondido,

This property presents a unique investment potential in the southern part of Escondido. This opportunity becomes even more compelling when combined with the adjacent lot, which is also available for sale. When both properties are acquired together, there is the potential to develop up to 15 units in accordance with the city's zoning regulations in Escondido. Moreover, by focusing on affordable housing, there may be opportunities to secure additional bonus density units for the project. Alternatively, this property can be developed as a mixed-use space, featuring commercial storefronts at the front of the building and residential units on the upper floors. The possibilities are vast for this versatile investment opportunity. The adjacent lot will be added to the mls shortly as well.



Built in 1940

## **Essential Information**

MLS® #	250023511SD
Price	\$599,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.18
Year Built	1940
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vikram Boregowda
Listing Office	Sterling Nests

## Community Information

Address	1104 S Escondido Blvd
Area	92025 - Escondido
Subdivision	Southwest Escondido
City	Escondido
County	San Diego
Zip Code	92025

## Amenities

Parking Spaces	6
Parking	Other, Carport
Garages	Other, Carport
Pool	None

## Exterior

Exterior	Stucco
Roof	Shingle
Construction	Stucco

## Interior

Appliances	Gas Range, Dishwasher
Heating	Natural Gas, None
Cooling	Heat Pump
# of Stories	1
Stories	One

## Additional Information

Date Listed	April 4th, 2025
Days on Market	102
Zoning	R3
Short Sale	N
RE / Bank Owned	N

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