

\$4,250,000 - 244 Escalones, San Clemente

MLS® #25589837

\$4,250,000

4 Bedroom, 4.00 Bathroom, 5,071 sqft

Residential Income on 0 Acres

N/A, San Clemente,

244 W. Escalones is a fully renovated 7-unit apartment building just 220 ft. from beach access and the San Clemente Beach Trail. Offering the highest cap rate of any 5+ unit property in the city, this stabilized asset is fully occupied and cash flowing. Unit mix includes studios, one-bedrooms, and a free-standing 3-bedroom SFR. The property has over \$1.3M invested in upgrades inside and out. Originally 6 units, the addition of a permitted ADU brings even more income potential. Expansion plans for the SFR's second story offer future value-add opportunity.



Built in 1965

Essential Information

MLS® #	25589837
Price	\$4,250,000
Bedrooms	4
Bathrooms	4.00
Square Footage	5,071
Acres	0.29
Year Built	1965
Type	Residential Income
Status	Closed
Listing Agent	Michael O'Neill II
Listing Office	CB Richard Ellis, Inc.

Community Information

Address 244 Escalones

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

Amenities

Parking Spaces	7
Parking	Garage
# of Garages	7
Garages	Garage

Interior

Heating	None
Cooling	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	September 9th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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