

\$1,640,000 - 804 Farm Drive, San Jose

MLS® #ML82007376

\$1,640,000

8 Bedroom, 0.00 Bathroom, 3,544 sqft

Residential Income on 0 Acres

N/A, San Jose,

STRONG STABLE INCOME STREAM
FOURPLEX, Highly desirable low vacancy rental area on Capitol Expressway and Pearl behind the Toyota Dealership. All current tenants are family-oriented and have been here 2-16 years. This is a larger than average 4plex and has a great unit mix which consists of (1) 3Br/2ba (1) 1Br/1Ba and (2) 2br/1Ba receiving about \$9300/month (+/-\$111,600yr) The property maintains a low vacancy rate with reliable long-term tenants who pay on time, covering their own electricity costs. Monthly rents range from \$1,800 to \$3,150 per unit. The sale includes all fixtures, equipment, and essential appliances, such as refrigerators and oven ranges in all units. Most tenants are on month-to-month leases, and all like to stay for the long term. Two out of Four units been updated and remodeled. Overall this is a great property that generates a higher income than most. This location is only minutes away from the 85/87 highway and 280 fwy. There are lots of nearby day-to-day conveniences such as supermarkets, fast food, fuel, big box chain stores,etc. This is a rare opportunity in a prime San Jose location with strong rental demand. Do not go and walk on the property and disturb the tenants.



Built in 1963

Essential Information

MLS® #

ML82007376

| | |
|----------------|--------------------|
| Price | \$1,640,000 |
| Bedrooms | 8 |
| Bathrooms | 0.00 |
| Square Footage | 3,544 |
| Acres | 0.16 |
| Year Built | 1963 |
| Type | Residential Income |
| Sub-Type | Quadruplex |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Larry Giang |
| Listing Office | KW Silicon City |

Community Information

| | |
|-------------|-------------------|
| Address | 804 Farm Drive |
| Area | 699 - Not Defined |
| Subdivision | N/A |
| City | San Jose |
| County | Santa Clara |
| Zip Code | 95136 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Unassigned, Underground |
| Garages | Unassigned, Underground |
| Security | Security Lights |

Exterior

| | |
|------------|--------------------|
| Roof | Shingle |
| Foundation | Concrete Perimeter |

Interior

| | |
|--------------|---|
| Interior | Laminate, Tile |
| Appliances | Electric Cooktop, Electric Oven, Disposal, Refrigerator, Range Hood |
| Heating | Central |
| Cooling | Gas |
| # of Stories | 2 |

School Information

| | |
|------------|------------------|
| District | San Jose Unified |
| Elementary | Other |
| Middle | John Muir |

Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 14 |
| Zoning | RM |
| Short Sale | N |
| RE / Bank Owned | N |

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