

\$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 (+/- \$111,600/yr) 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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