

# **\$2,395,000 - 2623 Calle Del Comercio, San Clemente**

MLS® #OC24035190

---

## **\$2,395,000**

5 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

Other, San Clemente,

2623 Calle Del Comercio is a well-kept 4-plex located in the beautiful coastal City of San Clemente, California. Rarely does multifamily come to market that offers both ocean & golf course views! Built in 1990, 2623 Calle Del Comercio is a newer multifamily investment property that offers the desirable coastal living experience. This unique asset features a strong unit mix of three 2 bedroom, 2 bath units and one 3 bedroom, 2 bath unit. The property offers approximately 3,482 rentable square feet situated on a 0.12 acre parcel adjacent to the San Clemente Municipal Golf Course. The property includes four individual private garages, covered parking, open on-site as well as street parking. The top two units have private balconies facing west that offer panoramic ocean views! All four units have private balconies facing east with expansive views of the Golf Course. For tenant convenience, all units include washer & dryer hook ups which offers a "condominium living" experience. Additionally, the property has a newer roof, windows and decking throughout.

The asset is strategically situated next to the San Clemente Golf Course, a very quiet sub-market in Southside San Clemente. San Clemente is a relaxing beach town and popular place to vacation. In the summer, there is a trolley system that shuttles around town and up to Laguna Beach. A short walk from the property will take you to El Camino Real, San Clemente's main street that



includes various retail, restaurants, boutiques and much more. Within one mile away lies one of the most popular beaches in town, San Clemente State Beach. This offering provides an investor the opportunity to acquire a Class A located investment property that is rarely vacant and ideally located. The strong rental demand for coastal properties in San Clemente will provide an investor with a predictable income stream & appreciation for many years to come. This property is a rare find and presents an incredible opportunity to own one of the most coveted investment properties in Southern California.

Built in 1990

**Essential Information**

MLS® #	OC24035190
Price	\$2,395,000
Bedrooms	5
Bathrooms	4.00
Acres	0.12
Year Built	1990
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Mark Bridge
Listing Office	Mark Bridge, Broker

**Community Information**

Address	2623 Calle Del Comercio
Area	SE - San Clemente Southeast
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
-----------	--

	Connected, Cable Connected, Phone Connected
Parking Spaces	6
Parking	Garage, Assigned
# of Garages	4
Garages	Garage, Assigned
View	Ocean, Panoramic, Golf Course
Pool	None

## Exterior

Exterior	Stucco
Lot Description	2-5 Units/Acre, On Golf Course
Roof	Shingle
Construction	Stucco

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Balcony, Ceiling Fan(s)
Appliances	Gas Oven, Gas Range, Microwave, Built-In Range
Heating	Central, Fireplace(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	One, Three Or More

## Additional Information

Date Listed	February 20th, 2024
Days on Market	13
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 18th, 2024 at 6:45am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.