

# **\$1,990,000 - 115 Avenida Granada, San Clemente**

MLS® #OC24122056

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**\$1,990,000**

4 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

None, San Clemente,

Nestled in the vibrant heart of downtown San Clemente is this prime mixed-use property that captures both charm and opportunity. Ideally located next to the main streets of Avenida Del Mar and El Camino Real, this property offers unparalleled visibility and walkability to a myriad of shops and restaurants. The MU.3.1 zoning provides for a multitude of uses, opening doors to future development possibilities. The property features a freestanding commercial building of approximately 775 square feet, currently functioning as a professional office. The building, situated on a 40-foot wide street frontage, includes three private offices, a central conference room, a break room, and a restroom, offering a well-equipped space for various business needs. Behind the commercial building, accessible via a private driveway, lies the residential building. This area is currently comprised of two units with two single-car garages. Originally designed as three apartments, the residential space can easily be converted back to a triplex. The upstairs unit boasts a spacious new deck with panoramic ocean views and a remodeled open floor plan. Filled with natural light, this expansive area includes a full kitchen, a full bath, and an oversized bedroom, providing a comfortable and inviting living space. The lower unit features a charming studio, which can be converted into additional office space if required. This property represents a rare and ideal opportunity for those seeking a versatile



investment in a prime location. Whether you are looking for a seamless work-live-play lifestyle near the beach, an investment with substantial income potential, or a site for future development, this unique property caters to all these needs and more.

Built in 1960

**Essential Information**

MLS® #	OC24122056
Price	\$1,990,000
Bedrooms	4
Bathrooms	3.00
Acres	0.09
Year Built	1960
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Dj Yeilding
Listing Office	CENTURY 21 Affiliated

**Community Information**

Address	115 Avenida Granada
Area	SC - San Clemente Central
Subdivision	None
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Parking Spaces	6
# of Garages	2
Pool	None

**Exterior**

Lot Description	Street Level
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**Interior**

# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	June 14th, 2024
Days on Market	323
Short Sale	N
RE / Bank Owned	N

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