

# \$1,685,000 - 155 Escalones, San Clemente

MLS® #OC25017111

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## \$1,685,000

5 Bedroom, 3.00 Bathroom, 2,220 sqft  
Residential on 0 Acres

Other, San Clemente,

Tremendous investment opportunity with this exceptional triplex property at 155 W. Escalones, nestled in the heart of San Clemente! This rare gem offers the perfect blend of consistent rental income and long-term growth potential. Strategically located in one of Southern California's most desirable beach towns, this property boasts unparalleled convenience and charm. Situated just minutes from the pristine sandy beaches and breathtaking ocean views, it provides tenants with the quintessential coastal lifestyle. Proximity to the vibrant downtown area ensures easy access to shopping, gourmet dining, and a variety of entertainment options, catering to the demands of today's renters. The property's well-maintained exterior and tasteful landscaping further enhance its curb appeal, creating an inviting atmosphere for residents and potential tenants alike. Unit A is a one bedroom/one bathroom apartment, and units B and C are both two bedroom/one bathroom apartments. All units are currently occupied. Showings by appointment only, do not disturb residents.



Built in 1971

## Essential Information

MLS® #	OC25017111
Price	\$1,685,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,220
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Triplex
Status	Closed
Listing Agent	James Vanar
Listing Office	Anchor West Properties, Inc.

### **Community Information**

Address	155 Escalones
Area	SC - San Clemente Central
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Parking Spaces	3
# of Garages	3
View	None
Pool	None

### **Exterior**

Lot Description	Landscaped
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### **Interior**

Interior Features	All Bedrooms Up
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	159
Short Sale	N
RE / Bank Owned	N

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