

\$2,895,000 - 137 W Avenida Florencia, San Clemente

MLS® #OC25222697

\$2,895,000

9 Bedroom, 8.00 Bathroom,
Residential Income on 0 Acres

N/A, San Clemente,

Opportunity knocks in Coastal San Clemente, known as the "Spanish Village by the Sea." A rare opportunity to own a large custom fourplex built to *condo specs*. However, it doesn't stop there; you have approximately *3,000sqft* of unused land behind the fourplex, extending to the street above (Del Reposo). So many possibilities with endless potential. Great for a custom private *ADU* with the potential to have harbor and north coast views.

The fourplex is comprised of (1) large 3 bd/2 unit with a fireplace and a private enclosed patio, and the other (3) units are large 2 bed/2 bath units. Each unit has its own private in-unit laundry and an attached 2-car garage.

Additionally, there is an unused communal laundry room with a private entrance, which could offer another opportunity for rental income if converted into a *Jr ADU*.

Location is key! 137 Ave Florencia is at the center of it all, a short distance from downtown San Clemente with its vibrant social scene and excellent restaurants. Or just a few blocks from Ole Hanson Beach Club, North Beach, and the San Clemente Metrolink train station.- income is projection of market rent .

Built in 1990

Essential Information

MLS® #	OC25222697
Price	\$2,895,000



Bedrooms	9
Bathrooms	8.00
Acres	0.23
Year Built	1990
Type	Residential Income
Sub-Type	Quadruplex
Style	Spanish
Status	Closed
Listing Agent	Eralyn Brand
Listing Office	Luxre Realty, Inc.

Community Information

Address	137 W Avenida Florencia
Area	SN - San Clemente North
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Door-Multi, Direct Access, Garage, Garage Faces Side, See Remarks
# of Garages	8
Garages	Door-Multi, Direct Access, Garage, Garage Faces Side, See Remarks
View	Bay, City Lights, Coastline, Harbor, Mountain(s), Neighborhood, Ocean, Peek-A-Boo, Water
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Gentle Sloping, Lawn, Landscaped, Near Park, Near Public Transit, Paved
Roof	Tile

Interior

Fireplace	Yes
Fireplaces	See Remarks

# of Stories	2
Stories	Two

Additional Information

Date Listed	September 22nd, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of March 15th, 2026 at 9:20am 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.