

# \$759,900 - 449 Citrus Avenue, Imperial Beach

MLS® #PTP2503981

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## \$759,900

3 Bedroom, 1.00 Bathroom, 890 sqft  
Residential on 0 Acres

N/A, Imperial Beach,

Attention Investors!!! Gutted out project ready for rehab. Fixer!!! 3 Bedroom / 1 Bath, but could be a 2 bathroom. Good size property with driveway access from both Citrus Ave and Palm Ave. There is a 600 sqft detached garage with plumbing. City of Imperial Beach says owner can convert it into an ADU. Or use SB-9 to subdivide or SB-10 to add additional units. Property will only qualify for Cash, Hard Money. Property has big backyard. Plenty of RV parking. Build a second story with rooftop patio and have an amazing view.

Built in 1947



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | PTP2503981              |
| Price          | \$759,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 890                     |
| Acres          | 0.14                    |
| Year Built     | 1947                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Tino Murguia            |
| Listing Office | Rock Realty             |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 449 Citrus Avenue      |
| Area        | 91932 - Imperial Beach |
| Subdivision | N/A                    |
| City        | Imperial Beach         |
| County      | San Diego              |
| Zip Code    | 91932                  |

### **Amenities**

|                |      |
|----------------|------|
| Parking Spaces | 8    |
| # of Garages   | 2    |
| Pool           | None |

### **Exterior**

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

### **Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Cooling           | None              |
| Fireplaces        | None              |
| # of Stories      | 1                 |
| Stories           | One               |

### **School Information**

|          |                  |
|----------|------------------|
| District | Sweetwater Union |
|----------|------------------|

### **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | May 30th, 2025     |
| Days on Market  | 21                 |
| Zoning          | R-1:SINGLE FAM-RES |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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