

# \$635,000 - 10462 Park Avenue, Santee

MLS® #PTP2505900

**\$635,000**

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0 Acres

N/A, Santee,

Prime Development Opportunity â€“ 2 Adjacent Parcels Zoned R-1 & R-22 Investor/developer special! Two contiguous parcels (APNs 384-103-08-00 & 384-103-09-00) with a combined lot size of approximately 18,072 SF. Zoned R-1 and R-22, offering strong potential for single-family or multi-unit residential development. Existing structure requires demolition. Water meter and SDG&E utilities on-site streamline the development process and reduce upfront costs. Centrally located with easy access to major freeways, shopping centers, and dining. A rare opportunity to build in a high-demand, infill location. Buyer to conduct all due diligence and verify zoning, usage, and permitting requirements.



CRMLS

Built in 2010

## Essential Information

MLS® #	PTP2505900
Price	\$635,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,074
Acres	0.21
Year Built	2010
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Maria Garcia-moorhead
Listing Office	All City Homes

## Community Information

Address	10462 Park Avenue
Area	92071 - Santee
Subdivision	N/A
City	Santee
County	San Diego
Zip Code	92071

## Amenities

View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Cooling	None
Fireplaces	None
Stories	One

## School Information

District	Grossmont Union
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## Additional Information

Date Listed	July 25th, 2025
Days on Market	12
Zoning	R1 - R22
Short Sale	N
RE / Bank Owned	N

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