

# \$2,395,000 - 244 246 Avenida Palizada, San Clemente

MLS® #PW25005200

## \$2,395,000

6 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, San Clemente,

Pleased to present 244 West Avenida Palizada, situated in a prime location just 1.5 blocks from the beach, scenic Linda Lane Park, and Casa Romantica. Built in 1960, the subject is comprised of five units plus one non-conforming unit. Essentially, all units are single-story and offer stunning canyon views, patios, and balconies, on-site laundry, and parking for each unit. Additionally, renters are attracted to this location for its easy access to the vibrant downtown scene, just 2 blocks away on Avenida Del Mar. With an added value opportunity of approximately  $\pm 20\%$  in rental upside, and a spacious  $\pm 12,196$  SF lot allowing for potential redevelopment, this property presents a compelling proposition for astute investors seeking a prime residential income opportunity. \*Studio is non-conforming.



Built in 1960

## Essential Information

MLS® #	PW25005200
Price	\$2,395,000
Bedrooms	6
Bathrooms	6.00
Acres	0.28
Year Built	1960
Type	Residential Income
Sub-Type	Apartment
Status	Closed

Listing Agent	Rick Applebaum
Listing Office	Morgan Skenderian

## Community Information

Address	244 246 Avenida Palizada
Area	699 - Not Defined
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Parking Spaces	7
Pool	None

## Interior

# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 8th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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