

\$600,000 - 229 Cottonwood Road, San Ysidro

MLS® #PW25019064

\$600,000

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0 Acres

San Ysidro, San Ysidro,

Investment & Development Opportunity in San Ysidro!

Donâ€™t miss this rare gemâ€”a 2-bedroom, 1-bath home on a large, flat lot, boasting incredible development potential! With an additional unpermitted studio featuring a private bathroom and kitchenette, this property is perfect for creative investors or developers seeking a valuable project.

Key Features:

- ? R-2 Minor Multiple Zoning â€” Ideal for multi-unit development.
- ? Comparable properties nearby with 6â€”8 unitsâ€”imagine the possibilities!
- ? Flat, even-level lotâ€”prime for building.
- ? Located in the heart of San Ysidro, near major amenities, transit, and schools.

Whether you're looking to maximize rental income, develop multi-family units, or secure a strategic investment, this property is your opportunity to build big!

?? Buyers are encouraged to verify building permits with the City of San Ysidro or San Diego County.

?? Donâ€™t waitâ€”opportunities like this are rare and wonâ€™t last long!

Built in 1940



Essential Information

MLS® #	PW25019064
Price	\$600,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.22
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tammy Lathrop
Listing Office	First Team Real Estate

Community Information

Address	229 Cottonwood Road
Area	92173 - San Ysidro
Subdivision	San Ysidro
City	San Ysidro
County	San Diego
Zip Code	92173

Amenities

View	Neighborhood
Pool	None

Interior

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

School Information

District	Sweetwater Union
High	San Ysidro

Additional Information

Date Listed	January 26th, 2025
Days on Market	237
Zoning	RM-1-1
Short Sale	N
RE / Bank Owned	N

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