

\$1,200,000 - 2690 Berkeley Street, Orange

MLS® #PW25083921

\$1,200,000

6 Bedroom, 4.00 Bathroom, 2,924 sqft
Residential on 0 Acres

/, Orange,

This rarely found VACANT single story duplex, each with 3 bedrooms and 2 bathrooms, offers tremendous potential for savvy investors and creative homebuyers, and/or multigenerational living. The front unit is a spacious 1,500 square feet and the back unit is also spacious at 1,422 square feet (per appraisal data). Each unit features a primary bedroom en suite bathroom, central heat, ceiling fans, interior laundry hookups, and its own patio ensuring complete privacy. The front unit has a gas fireplace for those rare chilly evenings. Situated at the end of a charming cul-de-sac, each unit has a separate street address with 2690's entrance at the street and 2692's entrance on the alley-wrapped side of this generous corner lot. There is a 2-car garage, a 1-car garage, one off-street parking space in the alley, and plenty of parking on the street. The large 9,583 square foot accessible lot has ADU potential! These well-constructed units are perfect for friends or family members looking to co-invest, live in one unit and rent the other thus reducing your living costs while building equity, or perfect for a landlord to rent both out at current market rates.

The asking price is low for a vacant duplex in Orange thus providing an opportunity for investors who are looking to add value through strategic improvements. This charming duplex is located just three miles from Old Towne Orange Plaza, Chapman University, and the Anaheim Packing District; near Cal State



Fullerton; close to shopping; easy access to the 91, 57, and 55 freeways; and is near the River Trail, fishing spots, Angel Stadium, and Honda Center. Schools include Cerro Villa and Villa Park High. There are no HOA or Mello-Roos fees. With a little TLC this unique property is an excellent investment whether you're a multi-generational family looking to live near yet separately, or a homebuyer looking for an innovative living solution.

Built in 1966

Essential Information

MLS® #	PW25083921
Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,924
Acres	0.22
Year Built	1966
Type	Residential
Sub-Type	Duplex
Style	Ranch
Status	Closed
Listing Agent	Karen Johnson
Listing Office	North Hills Realty

Community Information

Address	2690 Berkeley Street
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	/
City	Orange
County	Orange
Zip Code	92865

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	4
Parking	Door-Multi, Garage, Garage Faces Rear
# of Garages	3
Garages	Door-Multi, Garage, Garage Faces Rear
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, SixToTenUnitsAcre
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Walk-In Closet(s)
Appliances	Gas Oven, Gas Range, Range Hood, Gas Water Heater
Heating	Central
Cooling	None, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

School Information

District	Orange Unified
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	February 27th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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