

# **\$2,025,000 - 241 Hathway Avenue, San Luis Obispo**

MLS® #SC25033500

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## **\$2,025,000**

2 Bedroom, 1.00 Bathroom, 1,100 sqft  
Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Welcome to 241 Hathway Ave! This property features an oversized lot located just three blocks from the Cal Poly campus. It is primed for redevelopment. According to the owner's survey, the lot measures approximately 16,931 +/- square feet.

This lot is the largest among listings within a few blocks of the Cal Poly campus. Preliminary assessments indicate the potential to build two five-bedroom homes, plus each with an Accessory Dwelling Unit (ADU). Additionally, there may be an opportunity for a shared driveway with the neighboring property, which could further increase the total bedroom count or possibly allow for an additional lot.

The property includes a 1950s stucco house with two bedrooms and one bathroom, a fireplace, and a two-car garage, encompassing about 1,100 square feet. Currently, the house is rented and can remain occupied during the entitlement process with the City of San Luis Obispo (SLO).

Bring your investors and contractors to explore one of the few remaining infill lots near the Cal Poly campus!

Built in 1951

## **Essential Information**

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Price	\$2,025,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,100
Acres	0.39
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Mike Mcnamara
Listing Office	McNamara Real Estate

### Community Information

Address	241 Hathway Avenue
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93405

### Amenities

Utilities	Electricity Connected, Sewer Connected
Parking Spaces	2
Parking	Door-Multi, Garage Faces Front, Garage, Driveway Level
# of Garages	2
Garages	Door-Multi, Garage Faces Front, Garage, Driveway Level
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

### Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Gentle Sloping, Sloped Down
Roof	Composition
Construction	Stucco
Foundation	Concrete Perimeter

## Interior

Interior	Wood
Interior Features	All Bedrooms Down
Appliances	Electric Range
Heating	Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	San Luis Coastal Unified
High	San Luis Obispo

## Additional Information

Date Listed	February 13th, 2025
Days on Market	4
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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