

\$699,000 - 3280 Rockview Place, San Luis Obispo

MLS® #SC25136113

\$699,000

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

San Luis Obispo(380), San Luis Obispo,

Presenting a rare 12,949± SF lot zoned R-2-S (Medium-Density Residential), perfectly positioned for redevelopment or investment. This generous parcel currently features a charming 3-bedroom, 1-bath, 1,260± SF home along with a detached garage that includes an unpermitted guest studio—ideal for immediate rental income while planning your future build. According to city zoning guidelines (SLO Municipal Code Section 17.18.020), the lot allows for up to 4 residential units (or potentially 8 studio units based on density unit calculations in Section 17.70.040). Additional density bonuses may be available to maximize development potential. Property recently appraised for \$875,000! This is a unique chance to secure a sizable infill lot with flexible development options in one of San Luis Obispo's growth corridors. Whether you're an investor, builder, or developer, this property offers substantial upside potential in a strong rental and housing market. Contact us today for more details!



Built in 1940

Essential Information

MLS® #	SC25136113
Price	\$699,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	1,100
Acres	0.30
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Owen Schwaegerle
Listing Office	Keller Williams Realty Central Coast

Community Information

Address	3280 Rockview Place
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

Amenities

View	Hills
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, SixToTenUnitsAcre, TwoToFiveUnitsAcre
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Interior

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

School Information

District	San Luis Coastal Unified
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Additional Information

Date Listed	June 16th, 2025
Days on Market	93
Short Sale	N
RE / Bank Owned	N

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