

\$1,295,000 - 880 Lemon Grove Avenue, Ventura

MLS® #TR24166425

\$1,295,000

2 Bedroom, 2.00 Bathroom, 1,692 sqft

Residential on 0 Acres

N/A, Ventura,

2 Parcels / APNs for, essentially, the price of one: This could be the most unique property in Midtown Ventura, CA and possibly all of Ventura. It's perfect for an investor/developer/individual capable of realizing its development potential (see feasibility study). Rent out or live in the house while developing the potential of the rear 2nd parcel. Parcel 1: The first parcel (~7,508 sq ft) features a beautifully renovated single-story bungalow home and a detached garage. The home has an open floor plan filled with natural light and cross breezes throughout the day. The house has been extensively renovated throughout. Updates include new roof/solar, updated plumbing, new premium laminate and hardwood flooring throughout, earth-toned clay-fired tiling, white soft-close cabinets, countertops, stainless steel appliances, many of the windows and more. Parcel 2: The second parcel (~15,600 sq ft) is an unimproved, buildable lot situated directly behind Parcel 1. Based upon an architectural feasibility study, the lot can currently accommodate three income producing structures as follows: A two-story single-family home (~3,000 sq ft), A 'regular' accessory dwelling unit (â€œADUâ€•), and A 'junior' ADU. More information can be found in the feasibility study diagrams & Virtual Tour (or â€œmoreâ€•) link. * The home was originally designed/permitted as a 3 bedroom/ 2 bathroom and functionally remains as one. To maximize the space and flow of the house,



access to the 2nd bathroom was altered from the common area hallway and is now directly accessible through the 3rd bedroom/ mudroom/ office. The property description provided are for general information purposes only and are not intended to be a complete representation of the property.

Built in 1949

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | TR24166425 |
| Price | \$1,295,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,692 |
| Acres | 0.17 |
| Year Built | 1949 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Jonathan Minerick |
| Listing Office | Homecoin.com |

Community Information

| | |
|-------------|------------------------|
| Address | 880 Lemon Grove Avenue |
| Area | 699 - Not Defined |
| Subdivision | N/A |
| City | Ventura |
| County | Ventura |
| Zip Code | 93003 |

Amenities

| | |
|----------------|------|
| Parking Spaces | 2 |
| # of Garages | 2 |
| View | None |
| Pool | None |

Exterior

| | |
|-----------------|-------|
| Lot Description | Level |
|-----------------|-------|

Interior

| | |
|-------------------|--|
| Interior | Laminate, Wood |
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Separate/Formal Dining Room, Storage, Unfurnished, Walk-In Closet(s), Wet Bar |
| Appliances | Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Water Heater, Gas Range, Ice Maker, Range Hood, Refrigerator, Washer, Water Heater, Water Purifier, Water Softener, Water To Refrigerator |
| Heating | Natural Gas, Wall Furnace |
| Cooling | None |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|----------|-----------------|
| District | Ventura Unified |
|----------|-----------------|

Additional Information

| | |
|-----------------|-------------------|
| Date Listed | August 13th, 2024 |
| Days on Market | 206 |
| Zoning | R1-6 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of February 11th, 2026 at 3:41pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.