

# **\$1,500,000 - 4631-33 Conrad Ave, CLAIREMONT**

MLS® #230024369

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## **\$1,500,000**

5 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

Clairemont Villas, CLAIREMONT, CA

Investors, we are thrilled to present this fabulous triplex located in the heart of Clairemont. This extraordinary property features a 3BR, 2-BA front house spanning 1,200 sqft, a charming 1-BR, 1-BA ADU measuring 550 sqft, and a cozy 1-BR, 1-BA junior ADU encompassing 450 square feet. Each of these living spaces offers comfort and privacy for tenants, making it an ideal choice for both owner-occupants and savvy investors. Speaking of investors, this property holds immense appeal for those looking to expand their rental portfolio through SB-9 & AB-1033 projects or by converting additional space into another ADU. With limited availability of properties in the area, this is a rare opportunity to acquire a valuable asset in a highly desirable rental market. Each ground-up unit comes with its own individual parking space, complete with an alley access automatic gate and an EV-Tesla charging station. Inside, you'll find a spacious layout, newer appliances, abundant natural light, air conditioning, and the convenience of an in-unit washer/dryer. Step outside and discover an individual yard with lush synthetic grass and extra storage, providing the perfect outdoor space. And the location? It couldn't be more convenient! You'll be within walking distance of groceries, restaurants, theaters, and bus lines.

Built in 1956

## **Additional Information**



City	CLAIREMONT
County	San Diego
Zip	92117
MLS® #	230024369
Bedrooms	5
Bathrooms	4
Lot Size	0.16
Neighborhood	CLAIREMONT MESA (92117)
Garages	3

## Listing Details

Provided By: Fathom Realty Group, Inc

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