

\$975,000 - 944-946 Georgia, IMPERIAL BEACH

MLS® #240005261

\$975,000

5 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

Imperial Beach, IMPERIAL BEACH, CA

Fantastic opportunity to add value, build equity and enjoy cashflow OR to develop (by way of condo mapping) and sell each unit separately (recent converted units in east IB have sold in the 700's to 900's). Sellers are open to cooperating with the buyer's loan buy-down scenarios! This property sits on a 8550sqft R-3000 lot and offers 2 units that make up 2460 livable square feet. Up front is a 2BD/1BA (approx. 800 sqft) with its own 750sqft front yard and a 360sqft attached single car garage; and in the back is a two-story 3BD/2BA (approx 1660sqft) with dual-pane windows, an optional 4th bedroom downstairs, a fireplace, a 275sqft private front patio, a 150sqft shed with windows and loft, mature shady trees, and a 1200+sqft back yard with pavers, planters and a porch. Each unit has its own separate utilities (water, gas, and electric). Plenty of off-street parking on the lot. The lot perimeter is fully fenced/walled and sits well above street grade thanks to a nice retaining wall and walkway entry in the front of the lot. Front unit tenants vacate April 30th and rear unit tenants are leased until January 2025. Current rents received are under market (see financials). Lath and plaster was found in the back of the rear unit: it is an older build year that needs works but is still in rentable condition. Inspections from previous escrow are available - please contact agent. See documents section for termite report. Title opened, prelim in hand. Priced to sell.



Built in 1969

Additional Information

City	IMPERIAL BEACH
County	San Diego
Zip	91932
MLS® #	240005261
Bedrooms	5
Bathrooms	3
Lot Size	0.20
Neighborhood	IMPERIAL BEACH (91932)
Garages	1

Listing Details

Provided By: Compass

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