

\$1,395,000 - 6353 Broadway 13/3,

MLS® #240000905

\$1,395,000

Bedroom, Bathroom, 30,492 sqft

Lot / Land on 1 Acres

Encanto, , CA

CALL FOR OFFERS 3/08/2024 6353

Broadway a 30,493 SF lot with plans & PERMITS to build 11 additional ADUs.

PHASE I | Completed â€¢ 5 bed/3 bath

Home Renovated and is rented for \$4,395/mth

PHASE II | Permits & Fees Paid, Permits

Pulled â€¢ Ready To Build Three ADUs

(Two 3 bed/2 bath and One 4 bed/2 bath) â€¢

Permit Issued, but Water Sewer Fees still

need to be paid â€¢ Water and sewer fees

est \$37,284 PHASE III | Need additional

Planning & Housing approval â€¢ Housing -

SDHC application â€¢ Inspection Fees

Invoice â€¢ pending (est \$3,500) â€¢ School

Fees â€¢ pending (est \$43,000) â€¢

Architect (est \$20,000) â€¢ Water and sewer

fees (est \$32,804)



Additional Information

County	San Diego
Zip	92114
MLS® #	240000905
Square Ft	30,492
Lot Size	0.70
Neighborhood	ENCANTO (92114)

Listing Details

Provided By: Marcus & Millichap

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You

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