



Contact Information:

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Leadingham Realty, Inc
1058 Palm Ave - Imperial Beach, CA 91932

Seller will entertain offers between : \$499,000 - \$550,000



Property Type : Residential Income
Address : 1020 Elm Ave
City : Imperial Beach
ZIP : 91932

Buildings : 1
Units : 2
Levels : 1
Lot Size : 7,000 Sq.Ft.
Lot Dimensions : 140 x 50
Year Built : 1979
MLS # : 078004220



Description:

Beautifully well kept income units: aluminum garage doors one year old, corner lot and great landscaping. Invest in this lovely cared for income property and watch your investment grow: **live in one unit and rent the second.**

Do not disturb the tenants; this property will be shown with accepted offer only!
All offers subject to Lenders approval of a "Short Sale".

Units Features:

| | Unit 1 | Unit 2 |
|--------------------|-------------------------------|-----------------------------------------------|
| Beds | : 2 | Beds : 3 |
| Baths | : 1 | Baths : 2 |
| Sqft | : 700 | Sqft : 1,600 |
| Parking | : 1 car garage 1 car space | Parking : 2 car garage 2 car spaces |
| Occupation: | Tenant | Occupation: Tenant |

Interior Features:

- Fireplace in Unit 2
- Forced Air Heating
- Natural Gas Heating

Exterior Features:

- Wood / Stucco exterior
- Aluminum garage doors, one year old
- Great landscaping

Lot Features:

- Alley Access
- Corner Lot
- **Typography:** level

Additional Information:

- **Sewer Type:** Sewer connected
- **Water:** Available, meter on Property

The listing information provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable, but not guaranteed.

Please don't hesitate to share your impressions!

It will only take you a minute and will help me serve you and others even better. You can offer your feed-back completing the **online survey** (http://claymadisen.com/scripts/survey/1020_elm.html) or **calling me at (619) 370 - 4015.**