

# Single Family Residence - San Clemente, CA



## 115 Avenida Granada, San Clemente, CA, 92672

Offered at \$2,750,000

Prime mixed-use property in the heart of downtown San Clemente available for the first time! Perfectly located adjacent to Avenida Del Mar main street, fantastic visibility and walkability to countless shops and restaurants, and convenient freeway access. Exceedingly rare special zoning affords multiple fully detached commercial and residential structures on the same lot, allowing a seamless work-live-play lifestyle close to the beach. Currently set up as a Professional Office on the 40ft wide street front the opportunities are endless. Accessed by a private driveway, tucked discreetly away from the street and commercial space the residential retreat is comprised of 2 units with 2 single-car garages. The upstairs home offers an expansive new deck with panoramic ocean view and a remodeled open floor plan. Filled with sunlight throughout, the large open space is complimented with a full kitchen, full bath and oversized bedroom to live comfortably. The lower unit offers a charming 1 bed / 1 bath setup easily converted to additional office space if desired. Merely 30 minutes from John Wayne Airport, less than 1 mile away from the famed San Clemente pier with endless amenities, trails, beaches, marinas and more close by; This is a unique and idyllic opportunity for those seeking a multi-purpose property in a fabulous location.

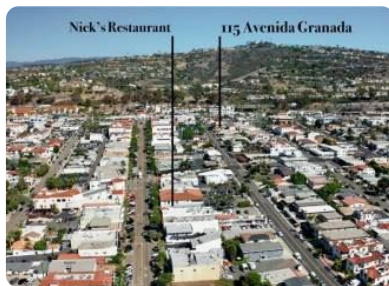
4 Bedrooms

3 Bathrooms

2,281 sqft

4,000 sq. ft. (lot size)

Built: 1960



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