




Jennifer Cosgrove
REAL ESTATE TEAM

723 El Salto Drive

CAPITOLA, CA 95010



"Unlock your dream home with unmatched luxury expertise and guidance!"

JENNIFER COSGROVE

Realtor, Dre#01334273

INTERO REAL ESTATE SERVICES, INC

c: 831-239-9335

e: jcosgrove@intero.com

INTERO

A Berkshire Hathaway Affiliate



Property Details



Ocean Front with Breathtaking Views

This exceptional bluff front property, situated in Capitola's esteemed Depot Hill neighborhood, presents a unique and lucrative investment opportunity. With immense development potential coupled with its prime location, this property offers unparalleled possibilities for growth and appreciation. Its scenic vistas and close proximity to local attractions make it an ideal choice for discerning investors seeking both prestige and tranquility.

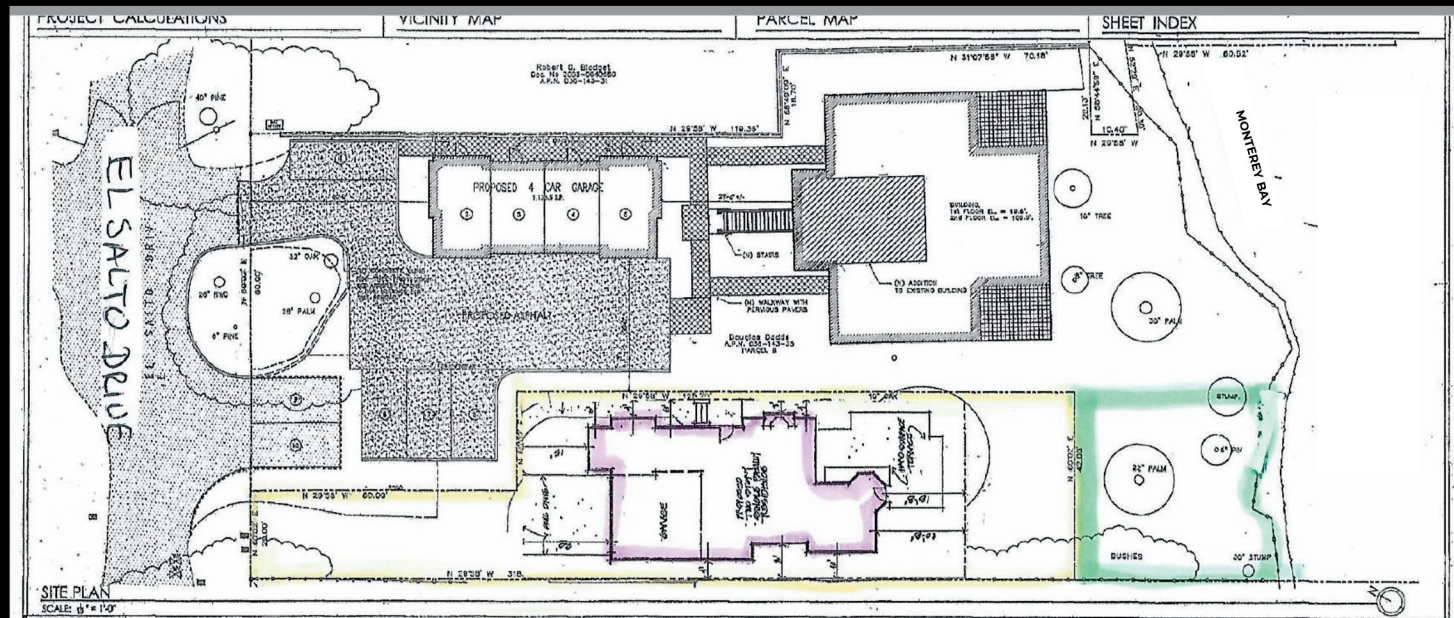
Existing Structures

- Two-story 4-plex
- Building size: 4,838 sq ft
- Lot Size: 36,068 Sq. Ft
- Separate 1 bedroom cottage offers 495 sq. ft. of living space
- New 4 car garage
- Zoned Residential and Bed & Breakfast
- All units currently leased generating approx \$25K monthly income

Development Options

1. Remove cottage, build a new house and renovate 4-plex (minor land division in progress with City of Capitola)
2. Develop 2 luxury homes with 3 ADUs pictured to the right (5 total units required)
3. Build 4 condos and a house (plans exist)

➤ Offered at \$6,998,000



Yellow: Proposed lot split Pink: Outline of new house Green: View Easement

