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251 MIDDLEFIELD RD. PALO ALTO, CA 94301

Premium Palo Alto 7-Unit Luxury Asset

Presented By

Bill Sadek

LICENSE PARTNER/ BROKER

CA DRE# 00970296

251 MIDDLEFIELD RD
PALO ALTO, CA 94301

Premium Palo Alto 7-Unit Luxury Asset | $7,988,000

Property Highlights:

- 7 fully renovated units + finished basement (~2,868 sq ft)
- Renovated in 2019 with high-end finishes: hardwood & tile flooring, granite countertops, stainless steel appliances, vaulted ceilings, skylights, and double-pane windows
- Penthouse: 3 beds + office + 2 baths, over 2,000 sq ft
- Ground-Floor Unit: 2 luxurious master suites, over 1,400 sq ft
- Flexible Income Opportunities: Corporate housing, long-term leases, Airbnb potential
- Prime location near Stanford University, downtown Palo Alto, and major Silicon Valley employers (Google, Apple, Meta, HP)
- Professionally landscaped grounds with automated irrigation
- Centralized laundry and excellent curb appeal

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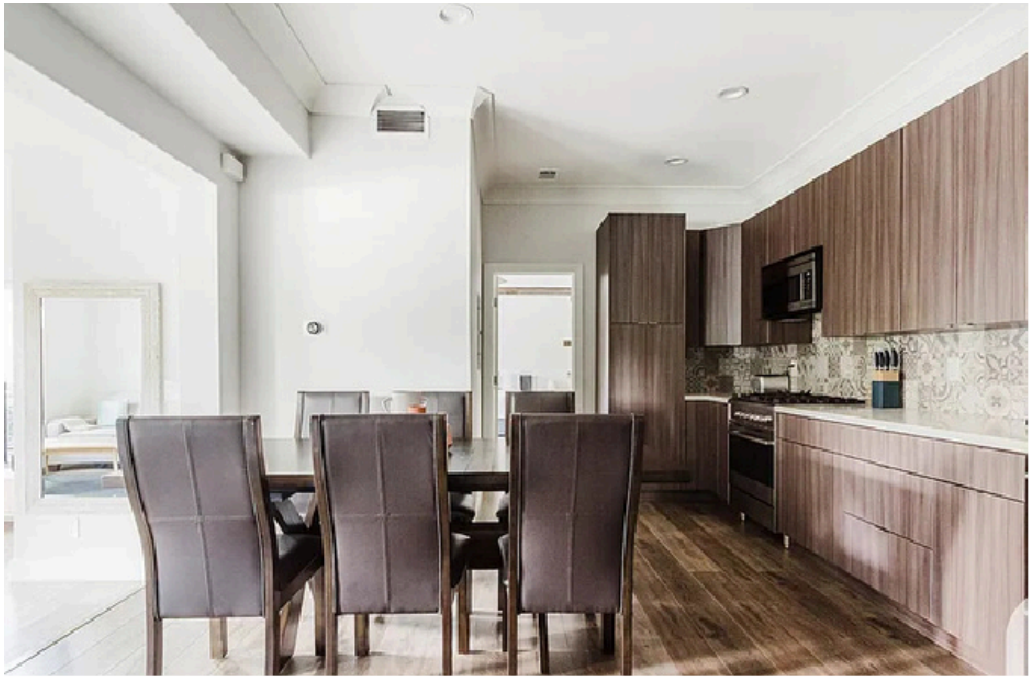
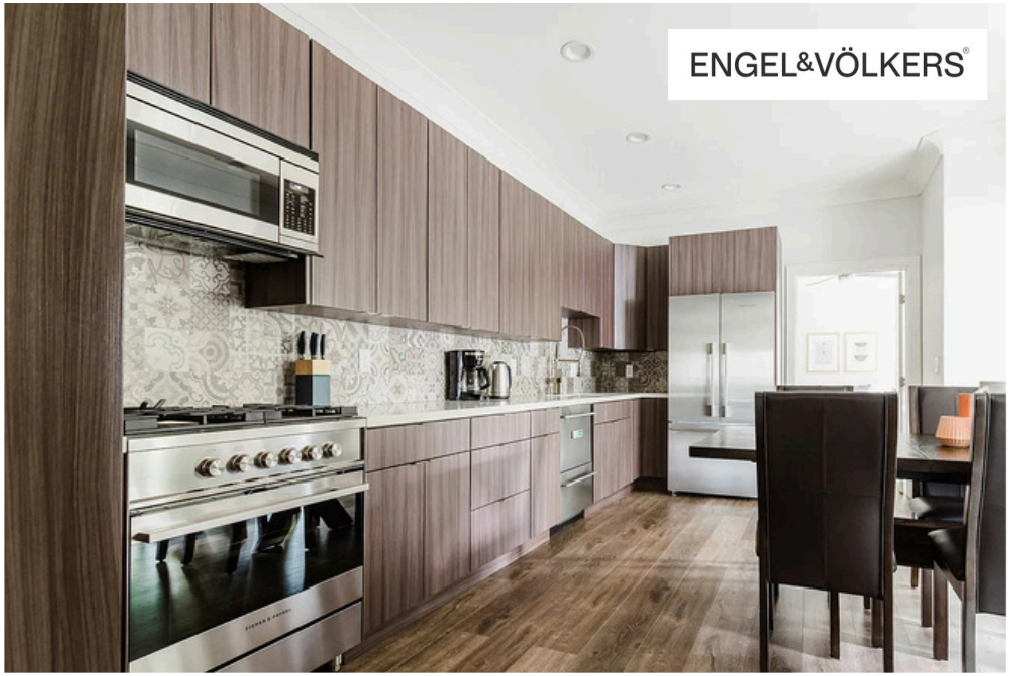
Building Details

251 MIDDLEFIELD RD,
PALO ALTO, CA 94301

All information regarding the building and property is deemed reliable but not guaranteed.
Buyers are encouraged to independently verify all details to their own satisfaction.

APN	003-01-076
BUILDING AREA	(5,939+2,868 BASEMENT)
TOTAL LOT AREA	10,001 SF
ZONING	R1
STORIES	2
UNITS	7+BASEMENT
PRICE	$7,988.000

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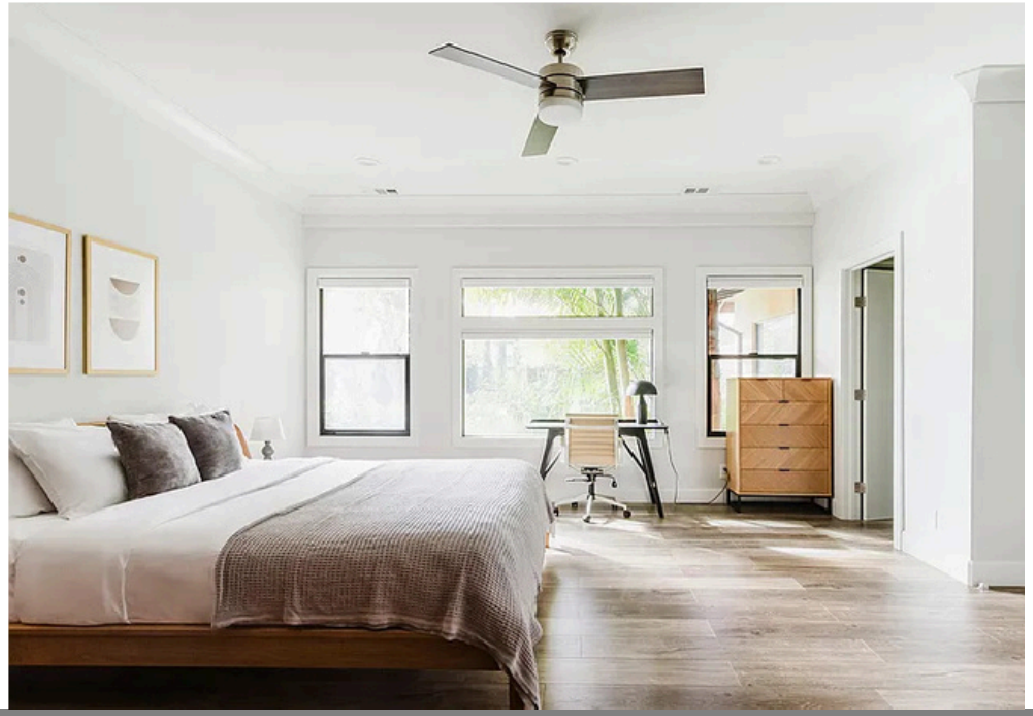

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A RARE PALO ALTO OPPORTUNITY

Rare trophy multifamily opportunity at 251 Middlefield Rd in the heart of Palo Alto, just blocks from Stanford University and vibrant downtown. Originally built in 1915 and completely renovated in 2019, this exceptional property features 7 beautifully upgraded residential units with high-end finishes, premium appliances, and modern systems throughout.

The building includes a spacious penthouse over 2,000 sq ft, a large ground-floor residence with dual master suites, and an additional ~2,868 sq ft finished basement offering potential value-add opportunities.

Ideally located near major Silicon Valley employers including Google, Apple, and Meta, this property offers strong rental demand, stable income potential, and long-term appreciation in one of the most desirable markets in the country.

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Palo Alto

Is a globally recognized hub of innovation, education, and opportunity. Centered around Stanford University and home to major technology headquarters and influential venture capital firms, the city plays a pivotal role in the Silicon Valley ecosystem. Known for its highly educated population, top-ranked public schools, and exceptional quality of life Palo Alto consistently ranks among the nation's most sought-after locations for both residents and investors. With strict development controls and limited new supply, real estate in Palo Alto remains a premium asset class, offering strong long-term appreciation and consistent rental demand.

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Rent Details – 2025

Unit	Beds / Baths	SqFt	Average Monthly Rent
Unit 1	1 Bed / 1 Bath	499	$4,218
Unit 2	Studio / 1 Bath	299	$3,000
Unit 3	1 Bed / 1 Bath	392	$3,770
Unit 4	2 Bed / 1 Bath	721	$5,667
Unit 5	1 Bed / 1 Bath	486	$3,527
Unit 6	3.5 Bed/ 2Bath	2,132	$8,500
Unit 7 (251)	2 Bed / 2 Bath	1,414	$6,500

In 2025, the average total rent is $35,182/ month.

*Estimated Potential Airbnb / Corporate Housing Rent: $45,270/ month

Summary: Fully occupied, fully renovated, and ideally positioned in one of Silicon Valley's most supply-constrained rental markets. A rare legacy investment opportunity with strong income potential and long-term appreciation.

Floor Plans

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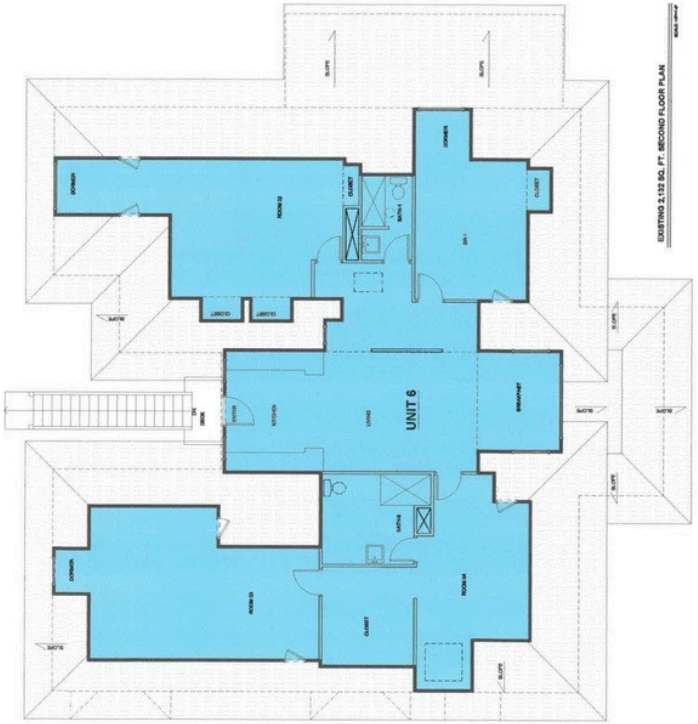
First Floor Plan, 3,807 SQFT

PLAN NOTES

FIRST FLOOR AREA CALCULATIONS:

UNIT 1	495 SQFT
UNIT 2	299 SQFT
UNIT 3	392 SQFT
UNIT 4	721 SQFT
UNIT 5	486 SQFT
UNIT 7	1414 SQFT
1ST FLOOR LIVABLE;	3,807 SQFT
2ND FLOOR LIVABLE/ UNIT 6	2,132 SQFT
TOTAL LIVABLE:	5,939 SQFT
BASEMENT FLOOR:	2,868 SQFT
ACCESSORY:	408 SQFT

TOTAL BUILDING: 9,215 SQFT



Second Floor Plan, 2,132 SQFT

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