

3651-55 Ocean View Blvd

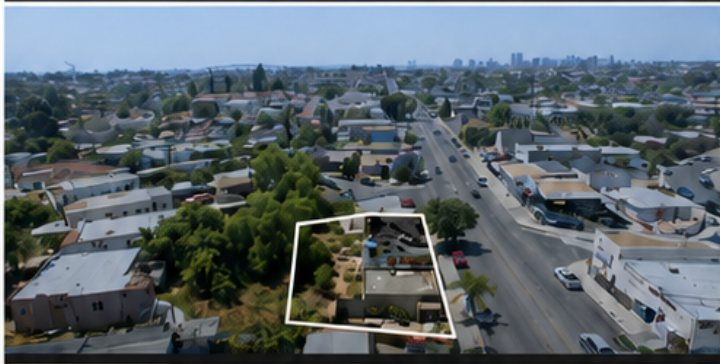
5-UNIT MIXED-USE OPPORTUNITY



OPPORTUNITY
ZONE



SELLER FINANCING
CONSIDERED



PROPERTY OVERVIEW

3651-55 Ocean View Blvd is a 5-unit mixed-use property totaling approximately 3,450 square feet on a 6,752 square foot lot. Built in 1926, the property consists of two 1 bed / 1 bath units of approximately 660 square feet each and three retail units totaling approximately 2,130 square feet.



5 UNITS
MIXED-USE



APPROX.
3,450 SF
BUILDING



6,752 SF
LOT



BUILT
1926



HIGHLIGHTS

- ✓ 5-unit mixed-use property
- ✓ Approx. 3,450 SF building
- ✓ 6,752 SF lot
- ✓ Built in 1926
- ✓ Two 1 bed / 1 bath units (~660 SF each)
- ✓ Three retail units totaling ~2,130 SF
- ✓ Opportunity Zone location
- ✓ Seller financing considered



OPPORTUNITY / REDEVELOPMENT

Located in an Opportunity Zone, the property presents a strong renovation or redevelopment opportunity. The building previously sustained fire damage, and the seller has rebuild plans available. A buyer may also have the opportunity to renovate or reposition the asset to their own vision. The RS-1-7 zoning may make the property attractive for a buyer looking to convert the asset to fully residential use. Seller will consider fair and reasonable seller financing.



THE **BROWAR** GROUP

Grant Myerson

Multi Family Investment Specialist

Phone: 858-349-7183

Email: grant@thebrowargroup.com

DRE #02095348