

**Client Full - All Photos**



**MLS #:** **ML81988720**  
**Apprx.Bldg:** 3,145 SqFt (Tax)  
**Apprx Lot:** 5,000 SqFt (Tax)  
**Apprx Acres:** 0.115 Acres  
**Age/Yr Blt:** 59/1965 (Tax)  
**Stories:** 2  
**Parcel#:** 056-143-220  
**DOM:** 3  
**Trnsf Tx:** No  
**POS Ord.:** No  
**Walk Score:** [84](#)

**466 Willow Avenue, Half Moon Bay 94019**

**County:** San Mateo  
**Land Use:** Triplex  
**Class:** Rin. Triplex  
**Special Info:** Not Applicable  
**City Limit:** Yes  
**Incorp:** Yes  
**Public:**

**Status:** **Active**  
**Orig Price:** \$1,790,000  
**List Price:** **\$1,790,000**  
**Sale Price:**  
**\$/SqFt:** \$569.16

**Dates:**  
**Original:** 01/14/2025  
**List:** 01/14/2025  
**Sale:**  
**COE:**

Exceptionally Well-Maintained Triplex on the Coast. Discover a fantastic investment property with this charming triplex nestled in the beautiful coastal community of Half Moon Bay. Located on the west side of the Cabrillo Highway, this property offers walkability to beaches, the Coastal Trail, Historic Downtown Half Moon Bay, shopping, schools, dining and more. Property Highlights include a Unit Mix of (1) Large Three-Bedroom / Two-Bath Unit & (2) Two-Bedroom / One-Bath Units, 3,145 sqft of living space, and a Lot Size of 5,000 sqft. Amenities include Private covered parking and on-site laundry. The Investment Potential that this triplex presents is an excellent add-value opportunity to increase rents over time with higher-end interior renovations and the potential to convert tuck-under parking to an ADU. Built in 1965, this multi-unit building is perfect for investors seeking reliable rental income. Enjoy all the outdoor activities Half Moon Bay has to offer, including hiking, surfing, golfing, horse-back riding, and more. Prime location with easy access to Hwy 1 and 92, making Bay Area commutes a breeze, and just ~30 minutes from San Francisco, SFO, and Silicon Valley. Seize this exceptional investment opportunity today!

**Map**

**X Street:** Pilarcitos Ave  
**Directions:** Highway 1 South to Kelly Ave, Right on Kelly Ave, Right on Pilarcitos Ave, Left on Willow Ave, property on left hand side

**Showing & Location**

**School**

**Elem:** **Alvin S. Hatch Elementary / Cabrillo Unified**  
**Middle:** Manuel F. Cunha Intermediate  
**High:** **Half Moon Bay High / Cabrillo Unified**

**Features**

**Accessibility:** Parking  
**Communications:**  
**Cooling:** None  
**Flooring:** Tile, Vinyl/Linoleum  
**Heating:** Electric  
**Amenities:**  
**Kitchen:** Exhaust Fan, Microwave, Oven Range - Electric, Refrigerator (s)  
**Laundry:** Coin Operated  
**Horse:** No  
**Other Rooms:** Laundry Room  
**Security:** Other  
**Pool:** No,  
**Constr Type:**

**Energy Sav:**  
**Ext. Amenities:**  
**Foundation:** Concrete Perimeter and Slab  
**Roof:** Composition  
**Style:**  
**View:**  
**Lot Desc:** Grade - Level

**Garage/Parking**

**Garage:** 0  
**Carport:** 3  
**Open Parking:** 2  
**Features:** Carport, Parking Area  
**E.V. Hookup:**

**Unit Information**

Unit #	SqFT	Beds	Baths (F/P)	Rent	# of Buildings:	1
1		3	2	\$2,678	# Leased Unit:	
2		2	1	\$2,538	Exist Lease Trm:	Month to Month
3		2	1	\$2,538		

**Complex/HOA**

**Com Name:**  
**Amenities:** #Units in Com: 3  
**C. Restrictions:**

**Multiple Family Financing**

**Expense (Yearly)**

**R.E. Taxes:** \$23,112  
**Insurance:** \$2,500  
**Landscape:** \$780  
**Maintenance:** \$2,500  
**Management:** \$0  
**Other:** \$0  
**Trash:** \$3,120  
**Utilities:** \$5,295  
**Total:** \$37,307

**Income (Yearly)**

**Rental:** \$93,048  
**Vacancy Allowance %:** 0  
**Other:** \$0  
**Other Include:** Laundry, Rents  
**Income Gross Schedule:** 93,048  
**Income Annual Gross:** **\$93,048**  
**Est Net Income:** **\$55,741**

**Other Financial Information**

**Data Source:** Estimated, Owner  
**Est GRM:** 19  
**Est Cap Rate:** 3.110

Listing Includes: Building, Dishwasher - All Units, Oven/Range - All Units, Refrigerator - All Units, Other  
Exp Tenant: Utilities - Electric, Utilities - Gas  
Op Exp Include: Fee - Property Tax, Insurance, Maintenance, Utilities, Utilities - Water

Sewer: Sewer - Public  
Water: Public  
Electricity: Individual Electric Meters, Individual Gas Meters, Public  
Meters: Master Water

History

Listed By: Matt Aragoni, Coldwell Banker Realty

Click Arrow for Property History

ML81988720 01/14/2025 Status

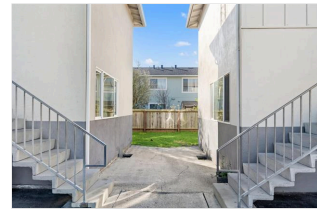
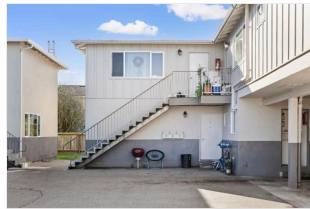
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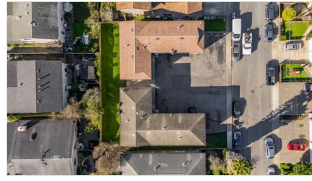
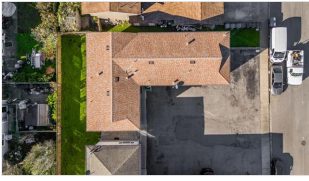
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Additional Photos

Click Arrow for Photos





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