



119 Ford St

119 Ford St, Watsonville, CA 95076



Santiago Renteria

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119 Ford St

\$1,565,000

This well-maintained, multi-unit property at 119 Ford St offers excellent investment potential in the heart of downtown Watsonville. Situated on a huge lot, this property consists of three tenant-occupied units, providing immediate rental income, with the possibility of expanding further by adding additional units (buyer to verify with the city). The seller has made numerous upgrades, including electrical system improvements, landscaping enhancements, and various repairs throughout to maintain the property's value and functionality. The spacious lot offers a variety of possibilities, whether you're looking to keep the existing units, expand the current buildings, or build new structures to maximize rental income. Located in a convenient, walkable area of downtown Watsonville, this...

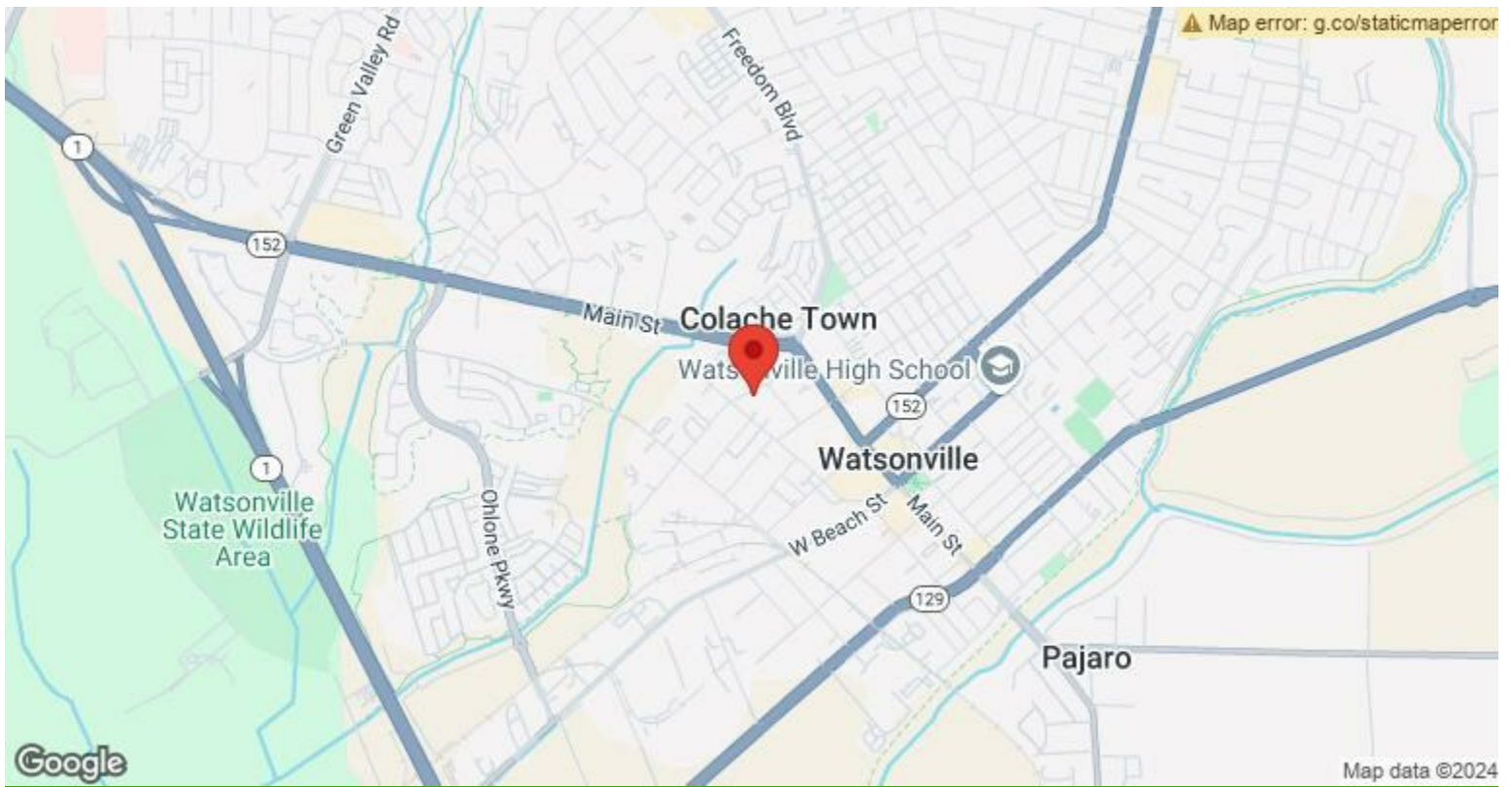
- Massive Lot
- 3 Rental Units
- Development Opportunity
- Prime Location
- Convenient Access
- Strong Rental Demand



Price:	\$1,565,000
No. Units:	3
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Single Family Home
Sale Type:	Investment
Cap Rate:	4.67%
Lot Size:	15,117 SF
Gross Building Area:	2,623 SF
Gross Rent Multiplier:	16.4
No. Stories:	1
Year Built:	1889
Zoning Description:	M
APN / Parcel ID:	018-141-04-000
Walk Score ®:	82 (Very Walkable)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+2	1	\$3,250	1,050
2+1	2	\$1,650	665
2+1	3	\$3,050	907



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Property Photos



origin



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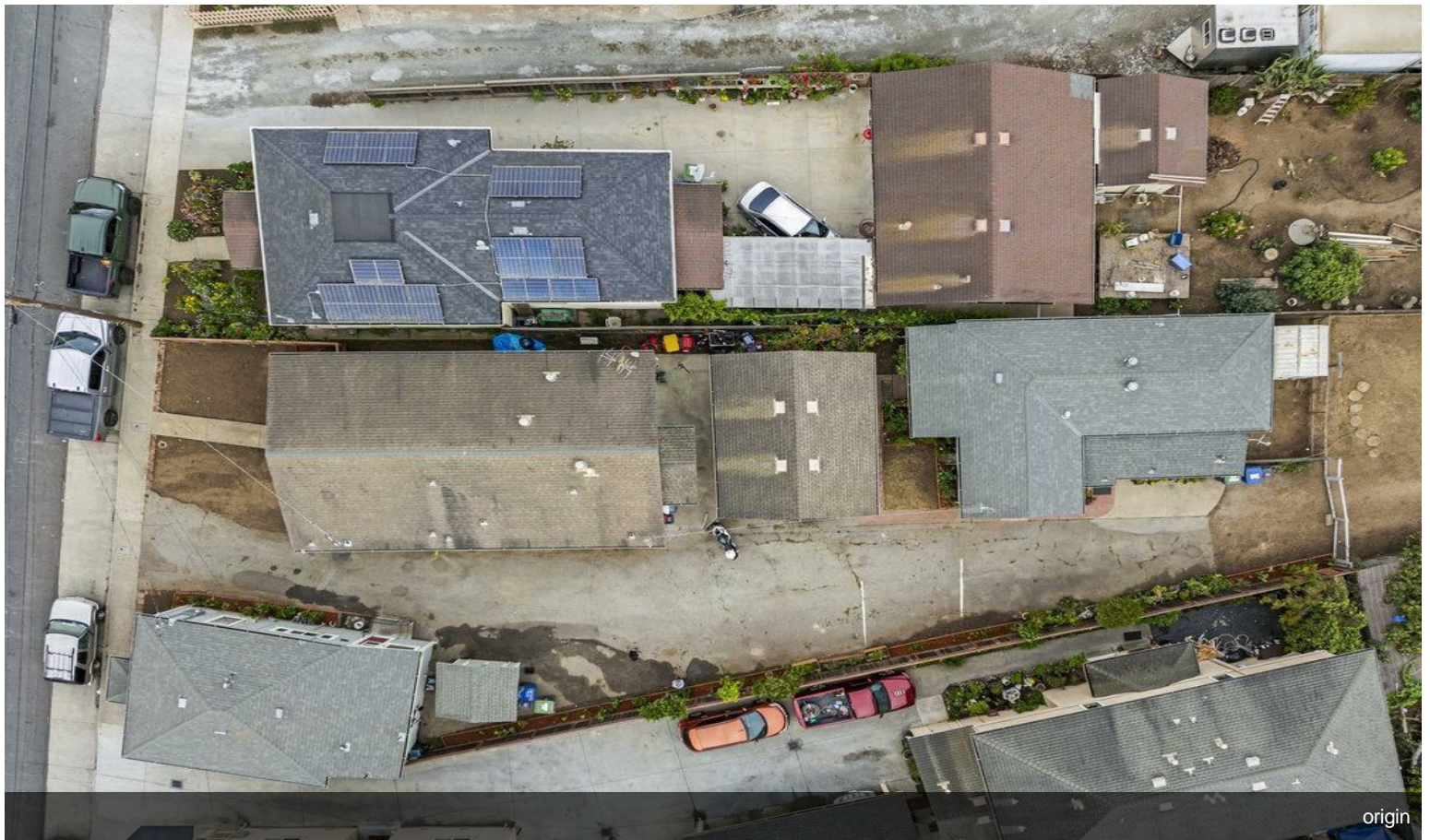
Property Photos



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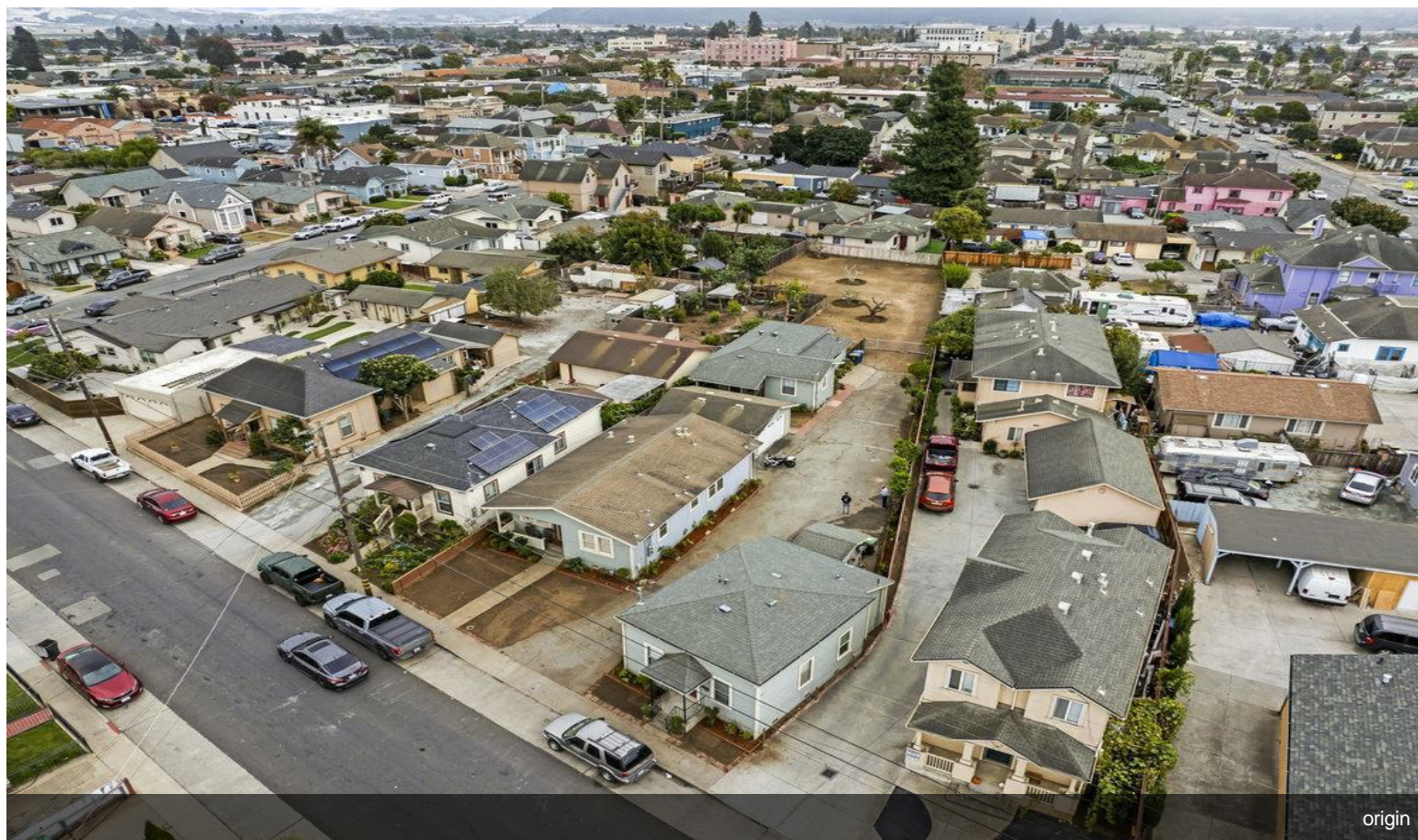


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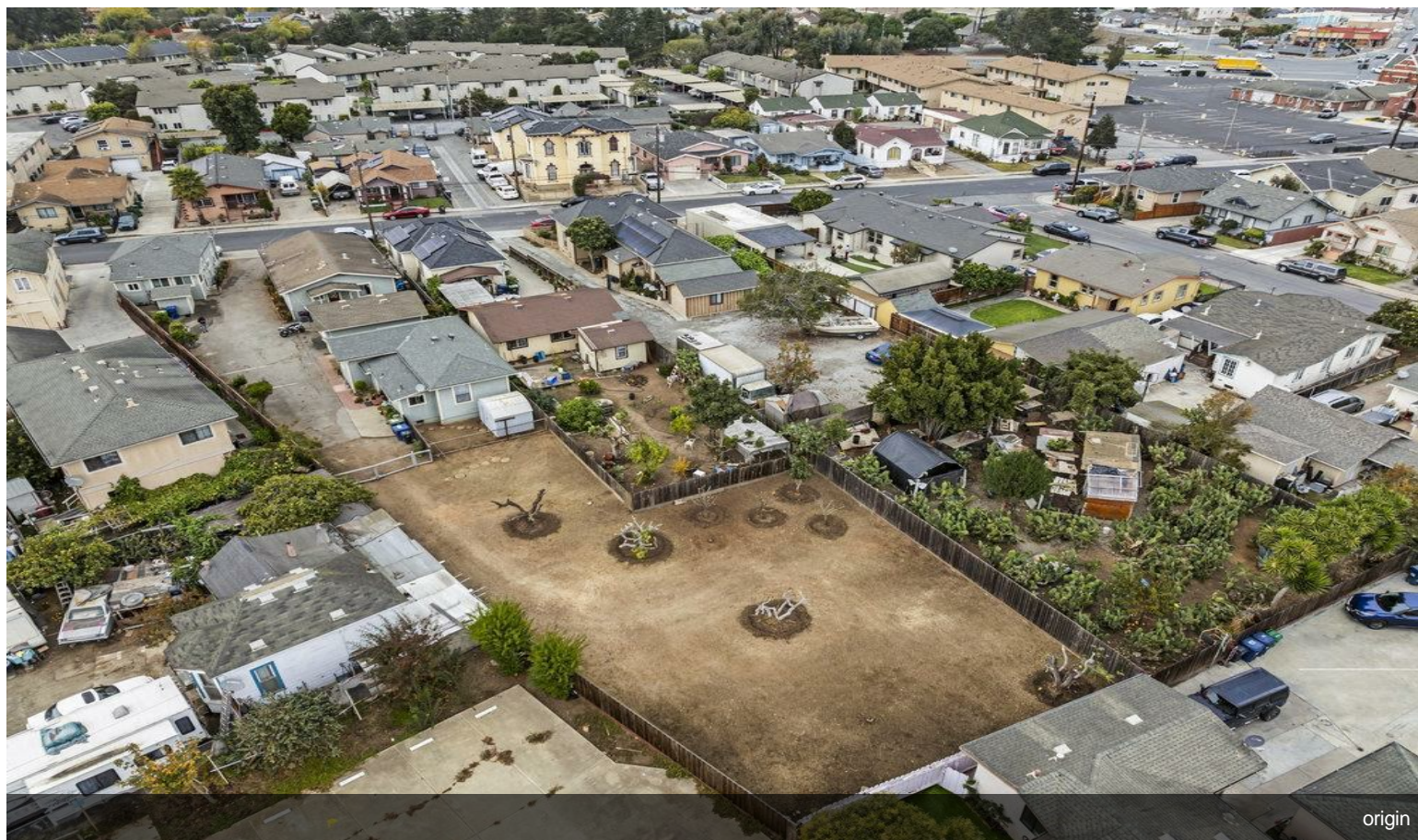


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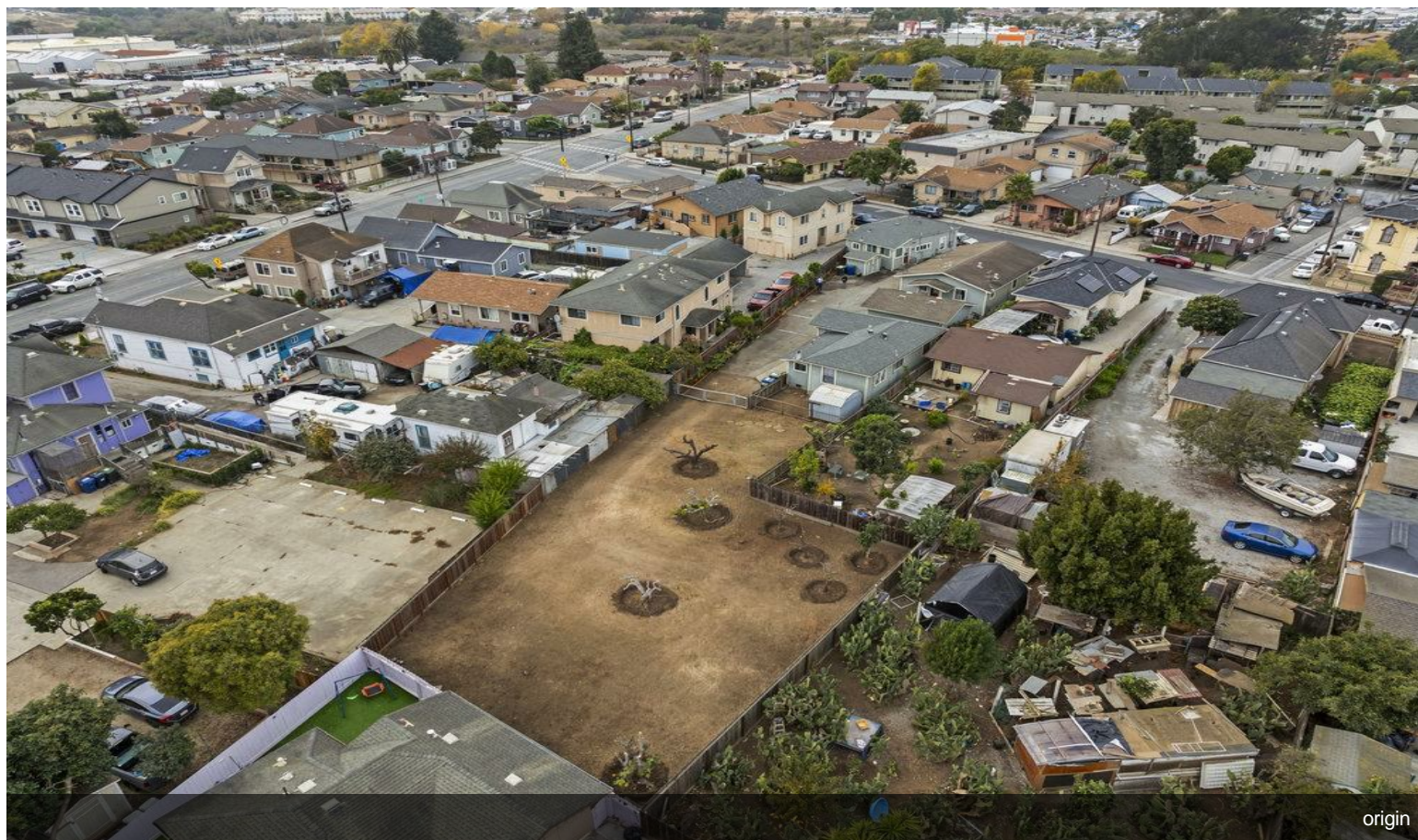
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