



# Prime Duplex For Sale

407 Raymond Ave, San Jose, Ca

**2 Minutes to Hwy 280**

**Abundance Of Parking**

**Traditional Duplex**

**Renz & Renz**  
Local Roots; National Reach

## 407 Raymond Ave, San Jose, Ca

<b>List Price</b>	<b>\$1,365,000</b>
<b>Building Size</b>	<b>2,080 Sqft</b>
<b>Lot Size</b>	<b>4,000 Sqft</b>
<b>Year Built</b>	<b>1980</b>

## Property Highlights

- **Excellent Location**
- **Excellent Demographics**
- **Ideal Owner User or Investment**
- **Below Replacement Cost**
- **Mature Fruit Trees**
- **4 Minutes to San Jose City College**
- **2 Minutes to Hwy 280 and 880**
- **Ready for IMMEDIATE OCCUPANCY**

Both units offer IMMEDIATE OCCUPANCY! Renovations include: New flooring, paint, blinds, lighting, built in microwaves, toilet and sliding door (Unit B), landscaping etc.

### Property Summary:

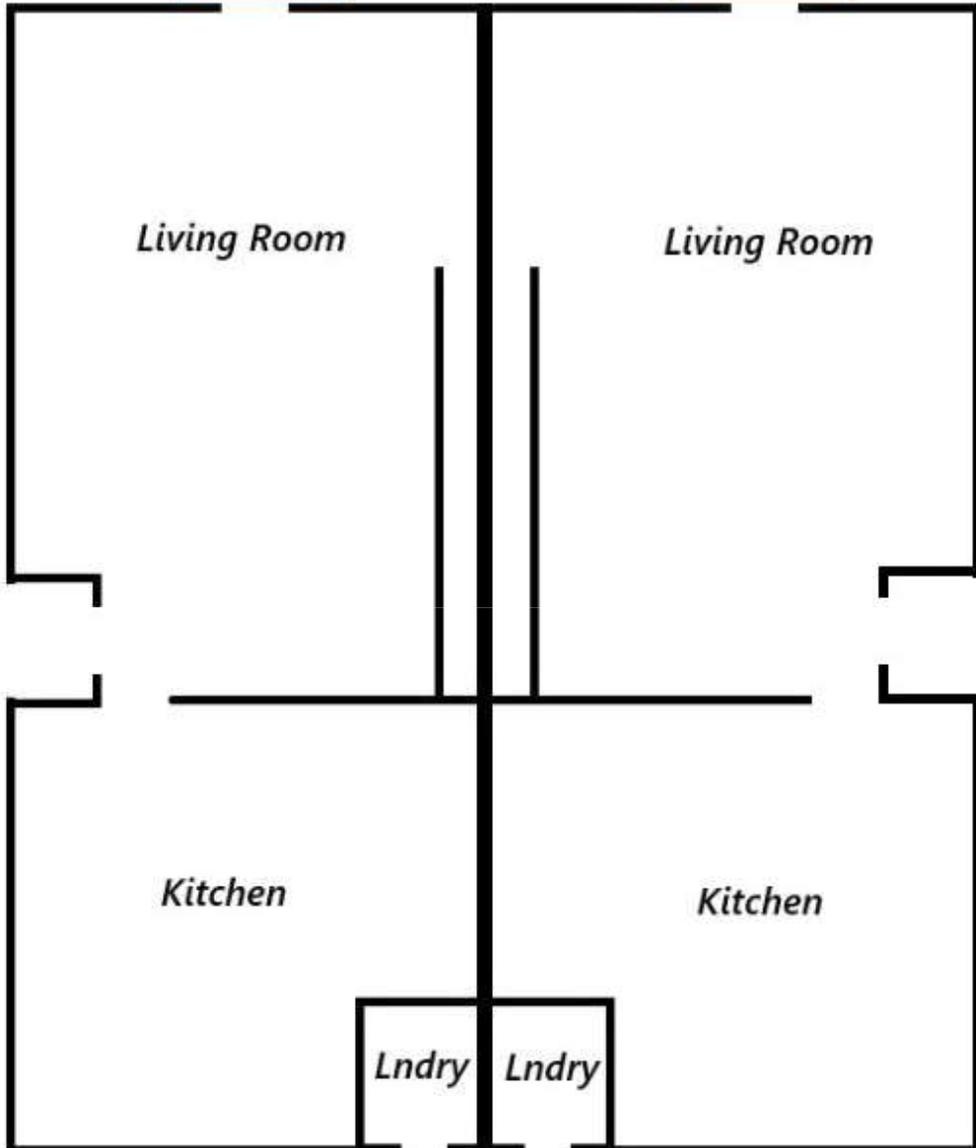
This 2-unit residential property features mirrored units boasting unique features such as private laundry closets for each unit, private entrances, private and secluded patios, 2 car covered carport and an abundance of additional off-street parking. Each unit is approximately 1,040 Sqft and features a kitchen, living room and patio 1st floor, 2 bedrooms, 1 full bath 2nd floor. Mature Fruit Trees! Avocado, Orange and Fig!

### Location Overview:

Prime location is just 2 minutes from Hwy 280 and 4 minutes from Hwy 880. Just 5 minutes from Westfield Valley Fair. 4 Minutes from San Jose City College makes this property ideal for Student Housing! Live in one, rent the other to a student? This property offers many unique opportunities to owner users and investors alike!

Unit A

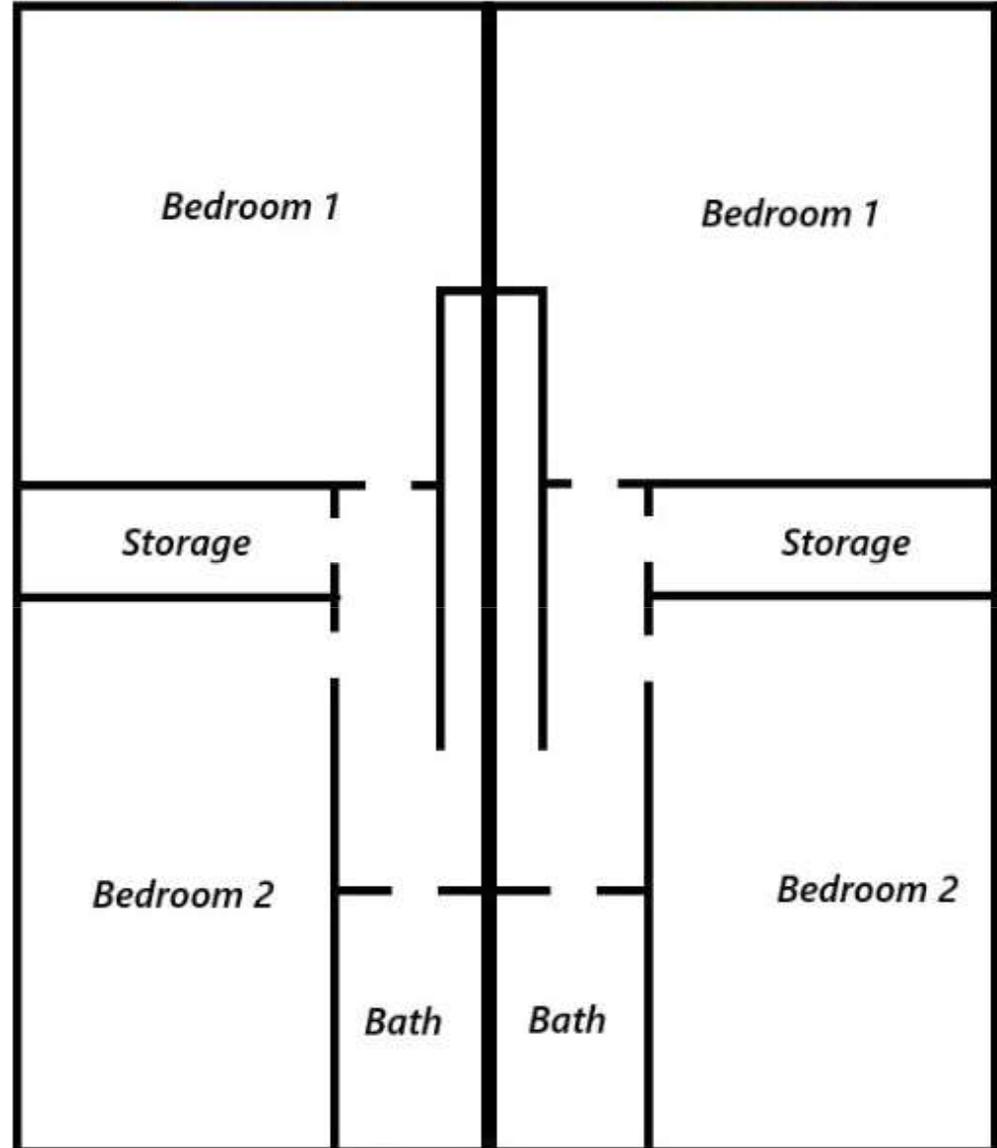
Unit B



1ST FLOOR

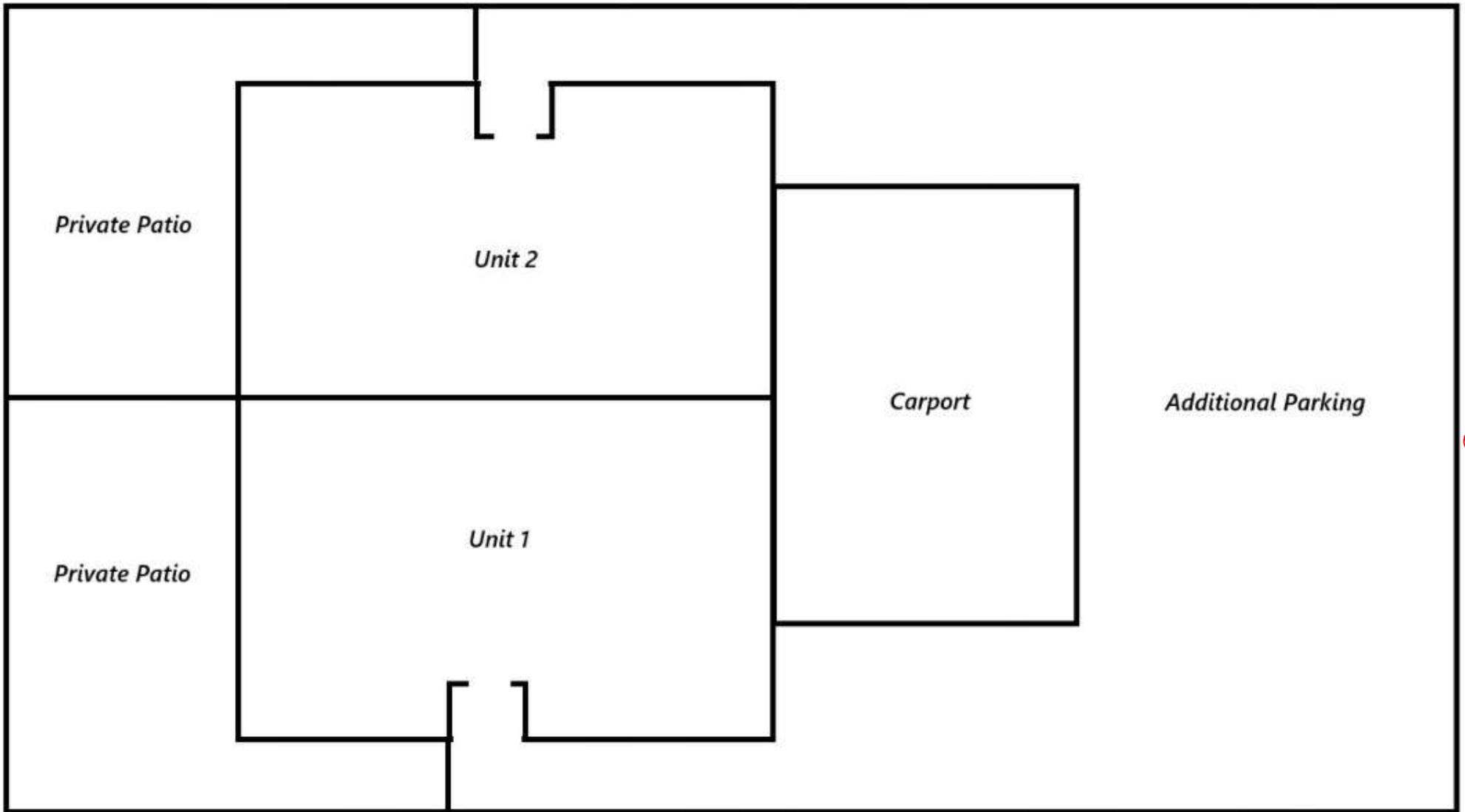
Unit A

Unit B

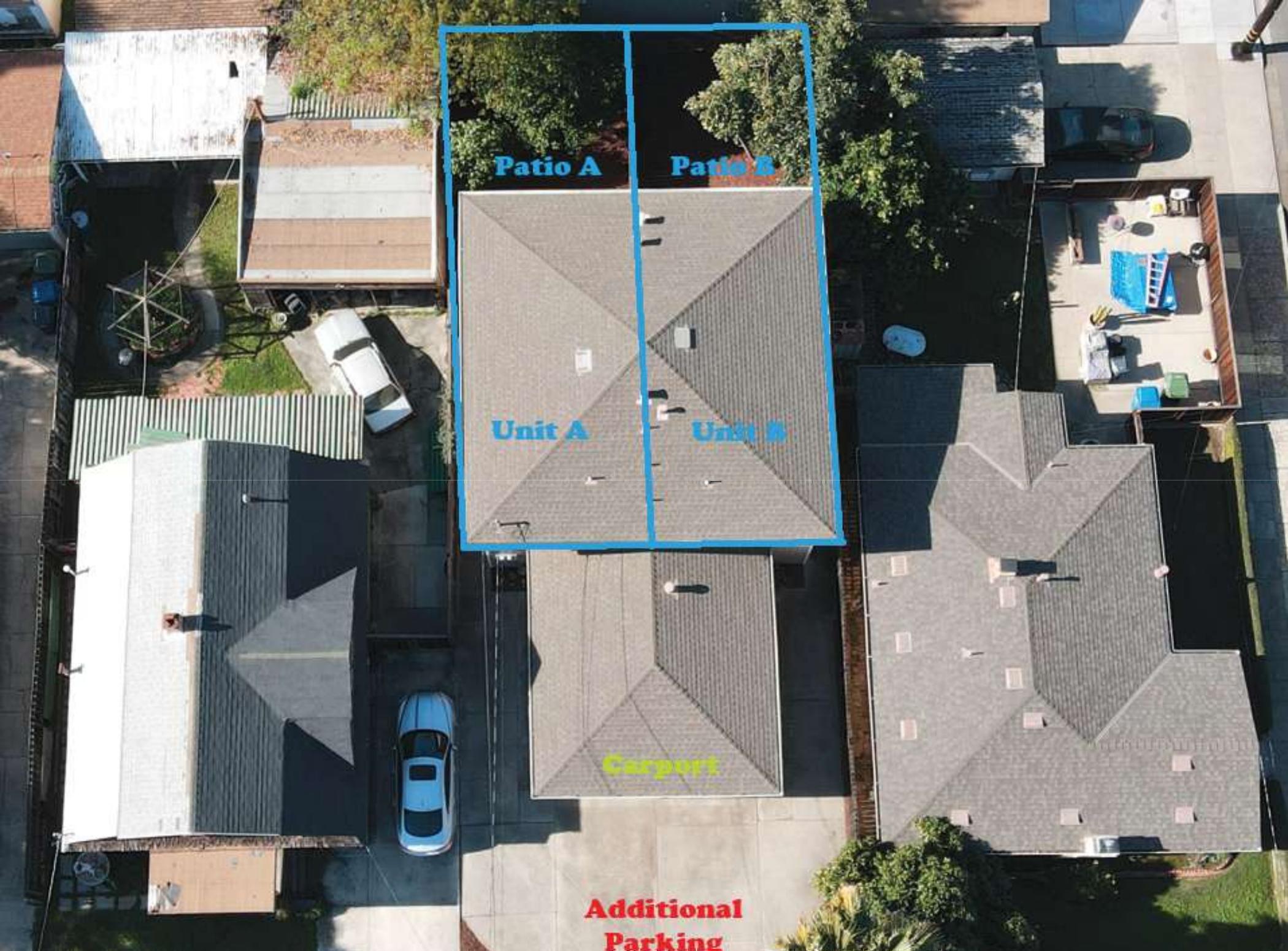


2ND FLOOR

*Site Plan*



*Street*



**Patio A**

**Patio B**

**Unit A**

**Unit B**

**Carport**

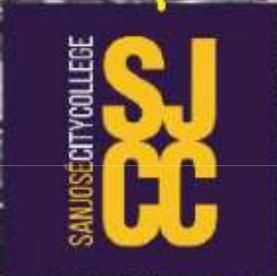
**Additional  
Parking**



SANTANA ROW

*Westfield*  
VALLEY FAIR

Subject  
Property









# San Jose California

POPULATION  
990,054

MEDIAN AGE  
38

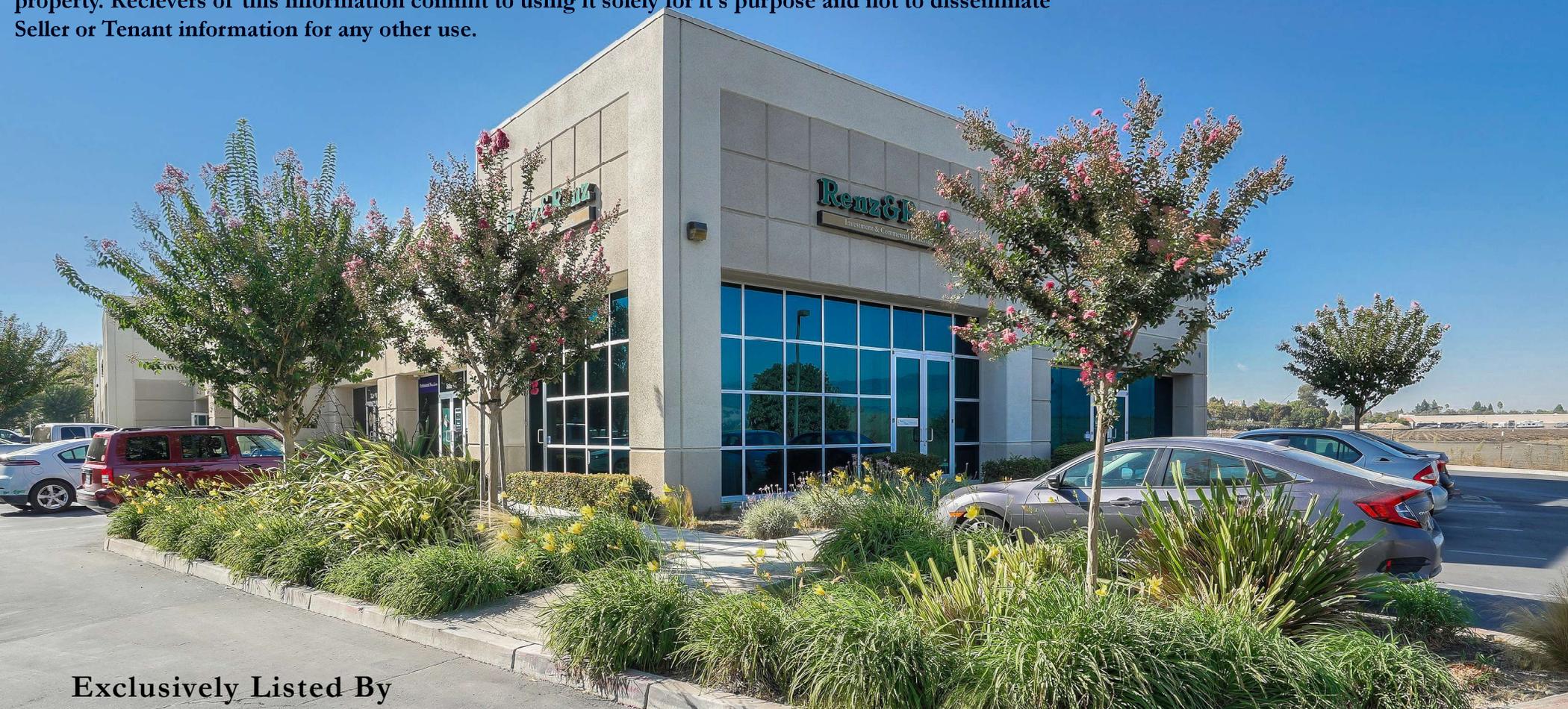
MEDIAN HOUSEHOLD INCOME  
141,565

NUMBER OF EMPLOYEES  
552,185

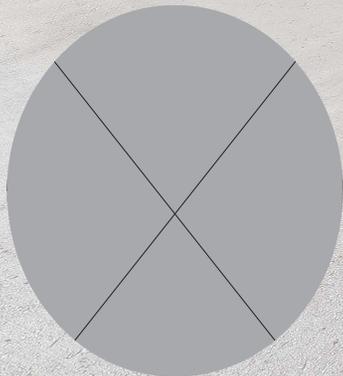
MEDIAN PROPERTY VALUE  
\$1,190,000

# DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



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