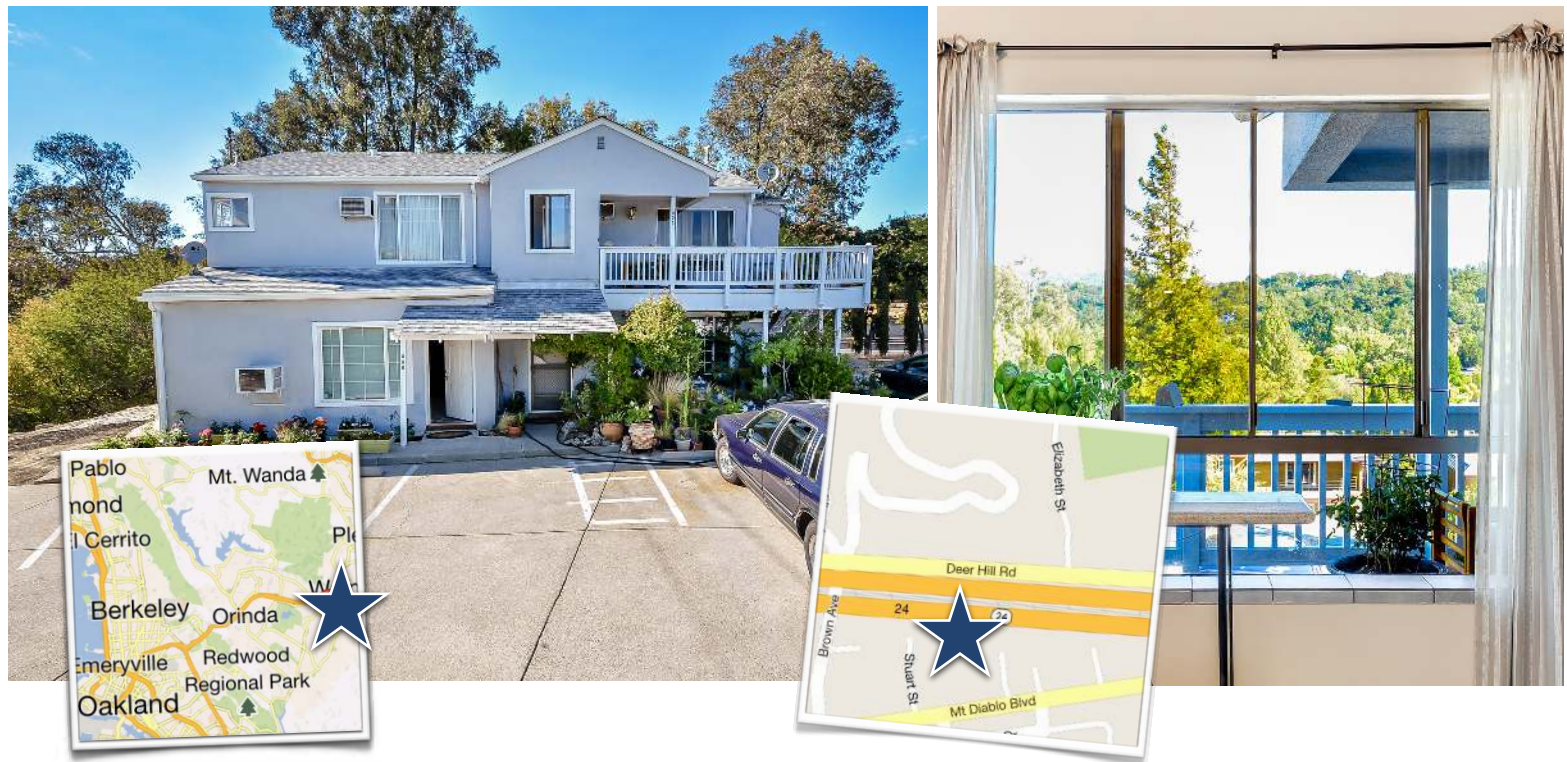


1050 – 1056 Stuart Street + 2 Parcels

DEVELOPMENT OPPORTUNITY IN LAFAYETTE, CALIFORNIA

PRESENTED EXCLUSIVELY BY KEVIN K. HO, ESQ. & ESPY CARDENAS, GRI,CDPD



4 Units | Opportunity Upon a Hill

Up on a secluded hill in Lafayette sits opportunity in these 4 income units, which are all month-to-month leases, including parking, outdoor space with hardwood and carpet floors; two units are furnished. Great potential, views, pleasant setting. Rents are at \$5,725/month. There are some deferred maintenance issues, e.g. shared driveway in need of repair, buyers advised to investigate land/soils condition and zoning capacity. Easement discrepancy issue may restrict to all-cash buyers. Initial Notice of Default was filed against property. recently. Act now!

- 2932 sqft (pub rec.)
- 3 x 1 Bed/1Bath 1 x 2 Bed/1Bath, each w/ pkg, 2 furnished. Lot: C-1 Zoning, approx. 9,500 sqft.
- 100% tenant-occupancy, Month-to-Month
- Monthly Gross Rent: \$5,725.00

1050-Stuart.com

Offered at \$1,050,000



Kevin K. Ho, Esq.
415.875.7408
Broker Associate & Attorney at Law
TOP PRODUCER
lic# 01875957 sbn 233408
kho@vanguardsf.com



Esperanza "Espy" Cardenas
510.928.8911
Broker Associate, GRI,CDPD
lic# 01073604
espy@vanguardsf.com

Vanguard Properties believes the information contained herein to be correct but has not verified this information and assumes no legal responsibility for its accuracy. All buyers are urged to investigate any issues to their own satisfaction as no warranty is made express or implied.



QUICK FACTS

Built: 1942; C Zoning

Rents:

1050 Stuart: \$1,350

1054 Stuart: \$1,125

1052 Stuart: \$1,450

1056 Stuart: \$1,800

Parcels 1 and 2 , Stuart Street, Lafayette
PRESENTED EXCLUSIVELY BY KEVIN K. HO, ESQ. & ESPY CARDENAS, GRI,CDPD



Parcel 1
APN 233-021-11

≈ 8748 sqft (0.2 ac)

Parcel 2
APN 233-021-12

≈ 8400 sqft (0.1928 ac)



OFFERED AT:
Parcel 1: \$998,000
Parcel 2: \$998,000
COMBINED: \$1,996,000