

MULTIFAMILY LISTING
Development Opportunity - Huntington Beach
7871 Glencoe Dr., Huntington Beach 92647



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RE/MAX PROPERTY CONNECTION

26381 CROWN VALLEY PKWY. SUITE #180
MISSION VIEJO, CA 92691
SoCalMultifamilyBroker.com

LISTING AGENT:

Mike Lembeck

Multifamily Advisor

714-742-3700 Mobile

mike@socalmultifamilybroker.com

**DEVELOPMENT OPPORTUNITY
HUTINGTON BEACH**

APPROX. 7,425 SQ. FT.

ASKING PRICE

\$945,000



UNITS: 3

NO. OF BUILDINGS: 1

APARTMENT MIX:

1 Three Bedroom 2 Bath

ADDRESS: Call 714-742-3700 for Address

SUMMARY:

We are pleased to present this development opportunity. Currently the property is a single family home that consists of 3 bedroom 2 bathroom with 2 car garage. You can either keep the existing home and add an ADU and Junior ADU or tear down and build 2 units. All 3 bedrooms have laminate wood floors. Vinyl floor and granite countertop in the bathroom. The current home needs work and is somewhat of a fixer. East and west of the house are multi-unit residential properties.

There is currently a room behind and attached to the garage with electrical but no plumbing that with the proper permits, might be able to be converted to an ADU. Buyer to contact the city to investigate all potential additions or redevelopment and/or modifications and satisfy themselves with same.



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OVERVIEW

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PROPERTY HIGHLIGHTS

- 3 Bedroom 2 Bath House
- Two Car Garage
- Possibility To Build 2 Units
- Or Possibility To Build ADU and Junior ADU
- Laminate Wood Floors in All 3 Bedrooms
- Vinyl Floor and Granite Countertop in the Bathroom

PROPERTY SUMMARY

- Asking Price: \$945,000
- Year Built: 1947
- Lot Size: 7,425 Sq. Ft.



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PROPERTY PHOTOS



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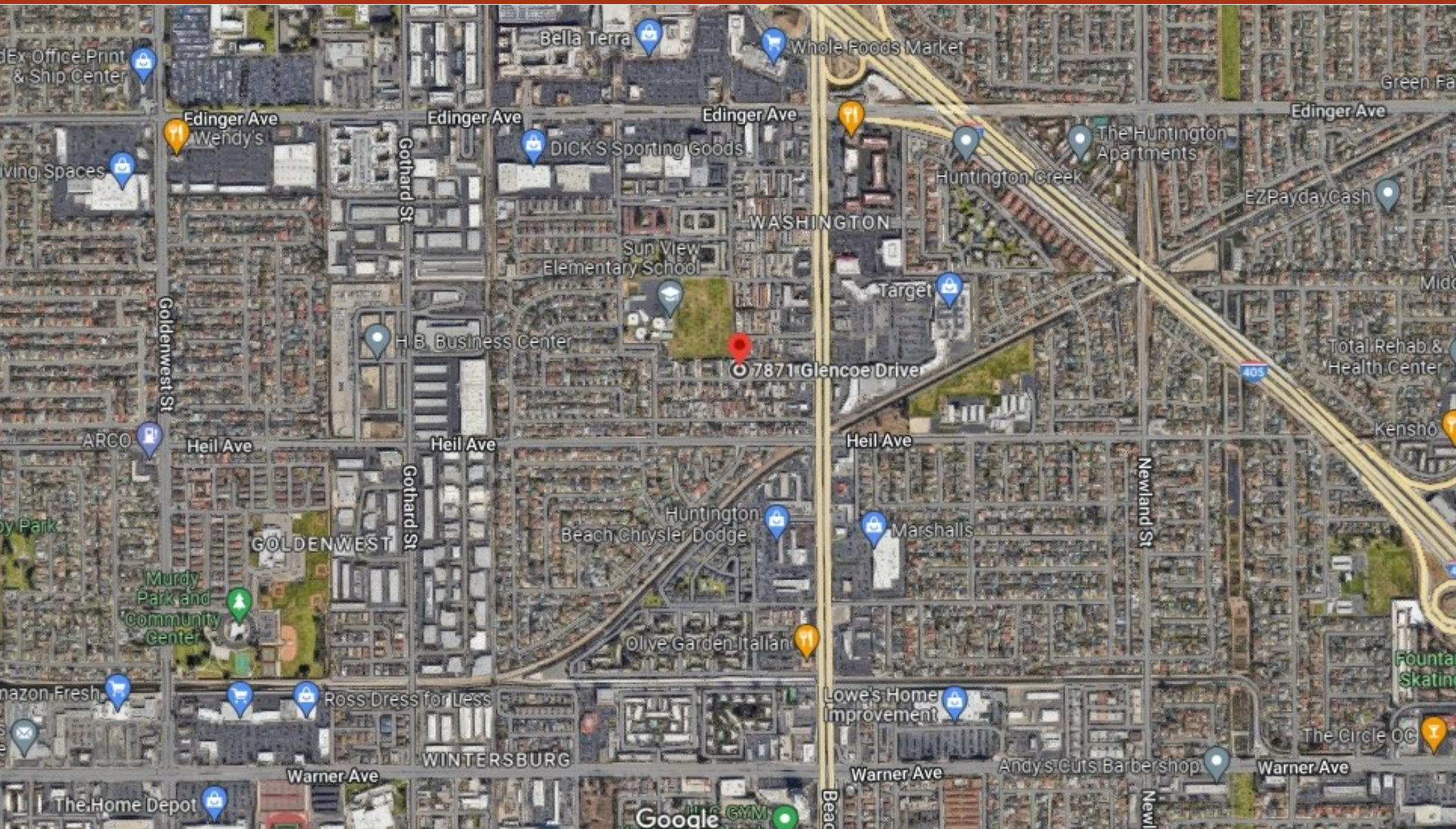
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AERIAL MAP



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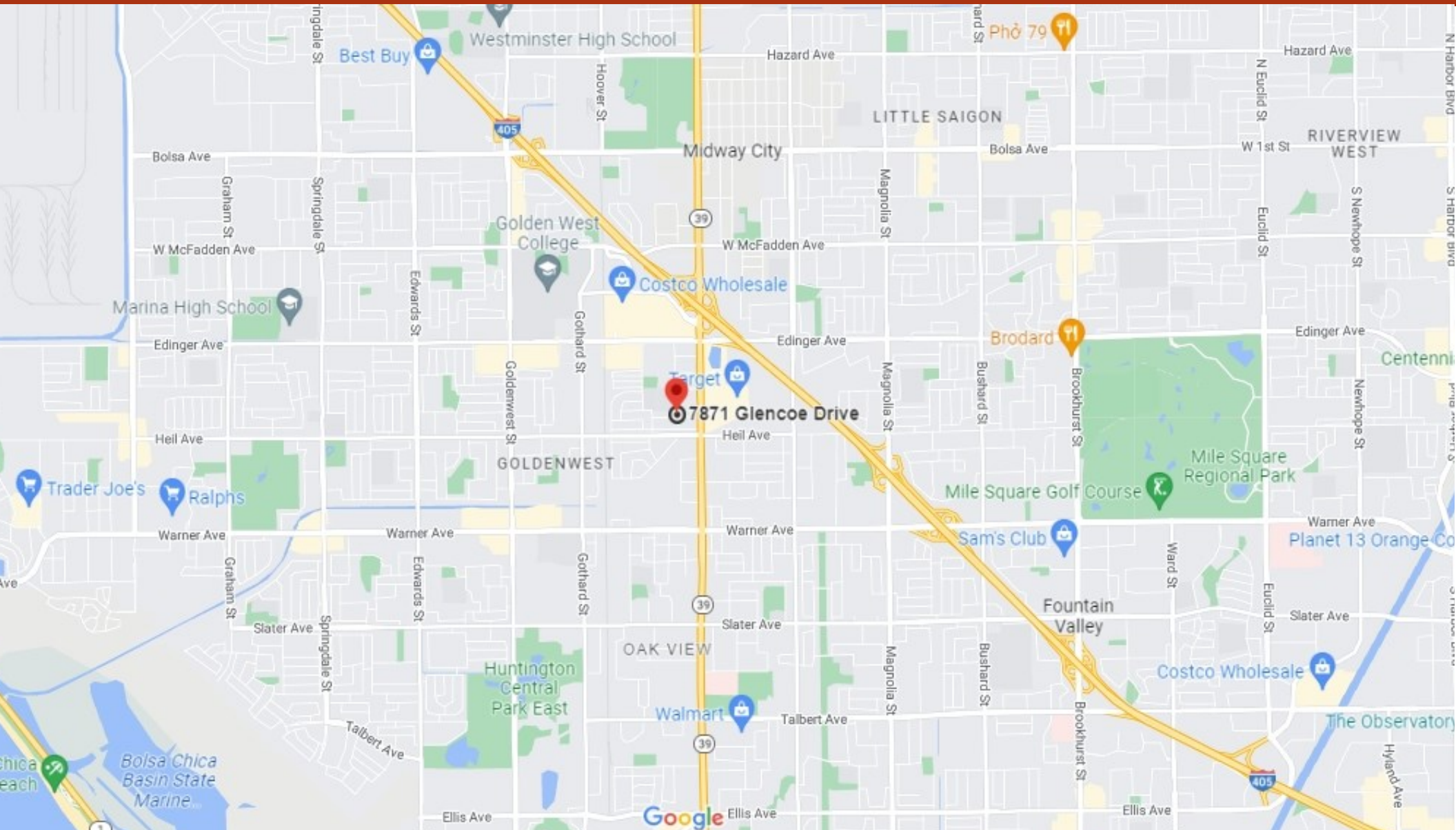
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STREET MAP



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RETAILERS/POINTS OF INTEREST MAP



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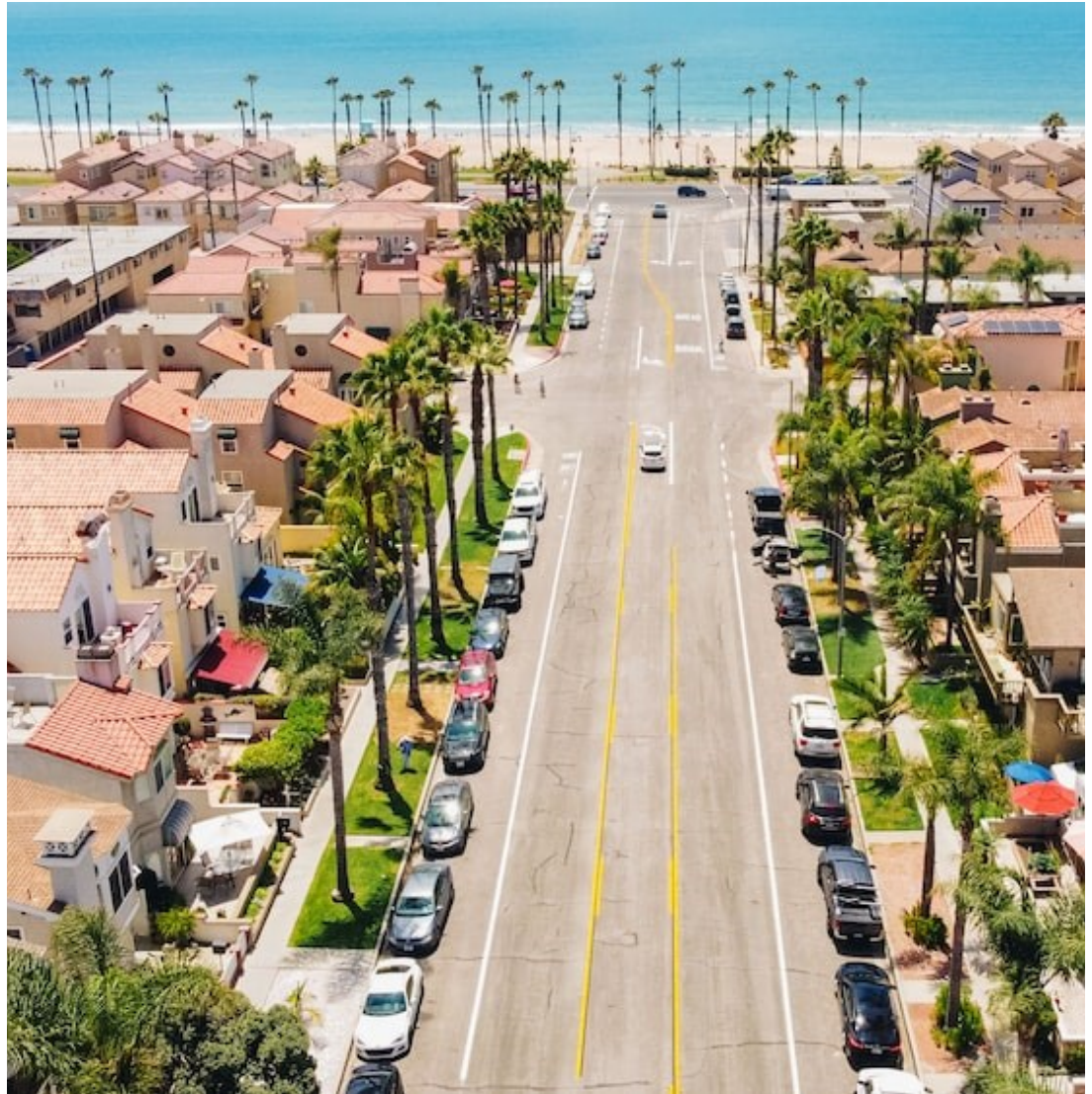
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COMMUNITY OVERVIEW

Huntington Beach is a relatively large coastal city (i.e. on the ocean, a bay, or inlet) located in the state of California. With a population of 198,711 people and 45 constituent neighborhoods, Huntington Beach is the 23rd largest community in California.

Huntington Beach is a decidedly white-collar city, with fully 86.09% of the workforce employed in white-collar jobs, well above the national average. Overall, Huntington Beach is a city of professionals, sales and office workers, and managers. There are especially a lot of people living in Huntington Beach who work in management occupations (13.77%), sales jobs (12.26%), and office and administrative support (11.33%).

A relatively large number of people in Huntington Beach telecommute to their jobs. Overall, about 10.66% of the workforce works from home. While this may seem like a small number, as a fraction of the total workforce it ranks among the highest in the country. These workers are often telecommuters who work in knowledge-based, white-collar professions. For example, Silicon Valley has large numbers of people who telecommute. Other at-home workers may be self-employed people who operate small businesses out of their homes.



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LISTING AGENT PROFESSIONAL BIO

Mike Lembeck is one of the top producers in listings and sales of income property in Southern California. As a licensed California Real Estate agent Mike is experienced and proven in large and small income producing properties, including: apartment buildings, shopping centers, commercial buildings, and 1031 tax deferred exchanges in Southern California. He is also a member of the Huntington Beach/Fountain Valley Board of Realtors, Orange County Association of Realtors, and Southern California reciprocal Board of Realtors.

Mike Lembeck is a native Southern Californian and has lived in the area his entire life. This has allowed Mike to become familiar with all the different apartment building locations within the cities he services. This expert knowledge along with his familiarity with the Southern California multifamily apartment market make him an expert in apartment building sales.

Mike is a founding member of the Commercial REO Brokers Association and is a member of The Realty Investment Assoc. of Orange County (RIAOC).

Mike has an extensive background in the construction industry and is one of the select few and highly educated graduates of the Fortune Builders Mastery Program specializing in the analysis, acquisition, renovation and disposition of all types of investment properties. He is currently purchasing properties through joint ventures and partnerships to acquire properties



MIKE LEMBECK

President

RE/MAX Multifamily Sales Division

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