

# \$1,045,000 - 745 Church Ave, Chula Vista

MLS® #260021174

**\$1,045,000**

4 Bedroom, 2.00 Bathroom,  
Residential Income on 0.17 Acres

Chula Vista, Chula Vista, CA

An exceptional opportunity in the heart of Chula Vista. This two-unit property offers separate, fully fenced backyards, a detached garage for each unit, and individual driveways â€” a configuration that gives each residence the privacy and feel of a standalone home. Owner-occupants have the flexibility to live in one unit while the second generates rental income that may help offset carrying costs, and investors will find a straightforward two-unit setup with strong appeal in this location. Unit 745 features a kitchen finished with granite countertops, wood and travertine flooring throughout, a dedicated laundry room, and a generously sized backyard. Unit 745 1/2 offers a kitchen with quartz countertops and shaker cabinetry, its own laundry room, direct garage access from the backyard, and both a beautifully designed fenced front yard and a private backyard of its own. The location is only a few blocks from the Chula Vista USPS branch, Sprouts, Albertsons, Carnival, and the many shops and restaurants along Third Avenue. Properties combining this level of finish, separation between units, and proximity to Third Avenue rarely come to market.

Built in 1935

## Essential Information

MLS® # 260021174

Price \$1,045,000



|            |                      |
|------------|----------------------|
| Bedrooms   | 4                    |
| Bathrooms  | 2.00                 |
| Full Baths | 2                    |
| Acres      | 0.17                 |
| Year Built | 1935                 |
| Type       | Residential Income   |
| Sub-Type   | Res Income 2-4 Units |
| Status     | Pending              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 745 Church Ave      |
| Area        | CHULA VISTA (91910) |
| Subdivision | Chula Vista         |
| City        | Chula Vista         |
| County      | San Diego           |
| State       | CA                  |
| Zip Code    | 91910               |

### Amenities

|           |                 |
|-----------|-----------------|
| Utilities | Sewer Connected |
| Has Pool  | Yes             |

### Interior

|           |              |
|-----------|--------------|
| Heating   | Wall/Gravity |
| Cooling   | N/K          |
| Fireplace | Yes          |
| Stories   | 1 Story      |

### Exterior

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Wood        |

### Fees

|            |     |
|------------|-----|
| Other Fees | \$0 |
|------------|-----|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2026 |
| Days on Market | 22                |
| Zoning         | R-1:SINGLE        |

|                |                       |
|----------------|-----------------------|
| Listing Office | Kali Real Estate, Inc |
| Contact Info   | db@kalirealestate.com |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Kali Real Estate, Inc |
|----------------|-----------------------|

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Listing information last updated on October 9th, 2026 at 2:09am PDT