

\$5,300,000 - 204 E 2nd Avenue East, Escondido

MLS® #250029752

\$5,300,000

19 Bedroom, 29.00 Bathroom, 12,896 sqft

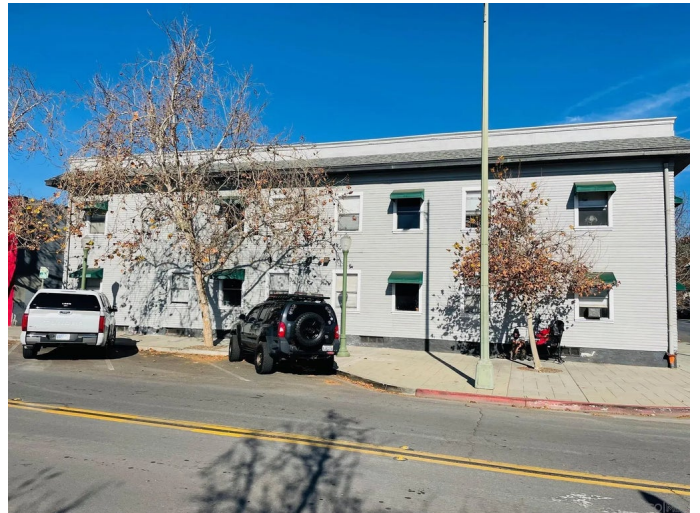
Residential Income

N/A, Escondido, CA

We are proud to introduce the Trentom Arms. This 29-unit multi-family property, built in 1925 and renovated in 2021, is located in the Escondido Downtown Specific Plan area, offering a unique blend of historic charm and modern comforts. The property features 17 one-bedroom/one-bath units, 1 two-bedroom/one-bath unit, and 11 studios. The building features a new roof, plumbing, and electrical systems, ensuring functionality and appeal. Units within the property are submetered for electricity. RUBs (Ratio Utility Billing System) have been implemented for electricity, gas, water, and sewer, promoting efficient utility management. With a strong 100% occupancy rate, this property not only stands as a testament to its desirability but also presents a value-add investment opportunity through potential rent increases. It's an ideal choice for investors looking for a property that combines historical significance with contemporary living standards.

Essential Information

MLS® #	250029752
Price	\$5,300,000
Bedrooms	19
Bathrooms	29.00
Full Baths	29
Square Footage	12,896
Type	Residential Income



Sub-Type	Com-Res Income
Status	Pending

Community Information

Address	204 E 2nd Avenue East
Area	ESCONDIDO (92025)
Subdivision	N/A
City	Escondido
County	San Diego
State	CA
Zip Code	92025

Amenities

Amenities	CTV Avail
Parking	Spaces
Has Pool	Yes

Interior

Heating	Wall
Cooling	Wall/Window
Fireplace	Yes
# of Stories	2
Stories	2 Story

Exterior

Roof	Other/Remarks
Construction	Frame,Lath/Plaster

Additional Information

Date Listed	June 6th, 2025
Days on Market	196
Zoning	Commercial
Listing Office	Acre Investment Real Estate

Listing Details

Listing Office	Acre Investment Real Estate
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All

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