

\$935,000 - 1254 13th Street 1-2, Imperial Beach

MLS® #PTP2601458

\$935,000

3 Bedroom, 3.00 Bathroom, 1,373 sqft

Residential on 0.13 Acres

N/A, Imperial Beach, CA

Live the coastal lifestyle and generate rental income with this beautifully updated gem in Imperial Beach! This versatile property features two separate units a spacious 2 bed/2 bath main home and a permitted studio ADU with its own private entrance, currently generating \$1,975/month in rental income. The main home offers soaring ceilings, abundant natural light, and an open layout that flows seamlessly to a private patio perfect for entertaining or unwinding. Thoughtfully upgraded throughout, the property is truly turn-key with renovated kitchens and bathrooms, updated flooring, in-unit laundry, new windows, and modern lighting. The ADU provides excellent flexibility for supplemental income, guests, or extended family living. With off-street parking, convenient freeway access, and just minutes from the beach and local shops, this is an exceptional opportunity to enjoy Southern California living while building long-term real estate value.

Built in 1963

Essential Information

MLS® #	PTP2601458
Price	\$935,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,373



Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Townhome
Status	Active

Community Information

Address	1254 13th Street 1-2
Area	IMPERIAL BEACH (91932)
Subdivision	N/A
City	Imperial Beach
County	San Diego
State	CA
Zip Code	91932

Amenities

Parking Spaces	3
View	N/K
Pool	N/K

Interior

Cooling	Electric,Wall/Window
Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Sidewalks
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School Information

District	Sweetwater Union High School Dis
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Additional Information

Date Listed	February 26th, 2026
Days on Market	180
Zoning	R:1 Single
Listing Office	LPT Realty, Inc.

Listing Details

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Listing information last updated on September 13th, 2026 at 2:25am PDT