

\$14,715,000 - 445 Garrison Street, Oceanside

MLS® #OC24011401

\$14,715,000

3 Bedroom, 3.00 Bathroom,
Residential Income on 2.19 Acres

N/A, Oceanside, CA

Garrison Townhome Apartments is a 46-unit multifamily investment opportunity located in Oceanside, CA. Situated on a spacious 2.19-acre lot, the property offers an attractive mix of one and two-bedroom floor plans across 10 buildings. Units at Garrison Townhome Apartments offer highly desirable features including vinyl and carpet flooring, quartz countertops, stainless steel appliances, shaker-style cabinetry, and more. Each unit at the property features a direct line for laundry machines, an in-demand feature that could help new ownership achieve significant rental premiums. Additionally, each of the 30, two-bedroom units feature two-story townhome construction with a private patio. Garrison Townhome Apartments offers community amenities including tuck-under and surface parking with large storage lockers, a fitness center, and an on-site laundry facility. Since 2018, current ownership has invested more than \$1.7 million on comprehensive improvements to both building exteriors and unit interiors. Furthermore, there is the opportunity to further increase cash flow through the conversion of the current leasing office and a portion of the property's storage spaces into studio accessory dwelling units.



Essential Information

MLS® #	OC24011401
Price	\$14,715,000

Bedrooms	3
Bathrooms	3.00
Acres	2.19
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Pending

Community Information

Address	445 Garrison Street
Area	OCEANSIDE (92054)
Subdivision	N/A
City	Oceanside
County	San Diego
State	CA
Zip Code	92054

Amenities

Pool	N/K
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Interior

Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Curbs,Sidewalks
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Fees

Mello Roos	\$583
Total Fees	\$48

Additional Information

Date Listed	January 18th, 2024
Days on Market	160
Zoning	Assessor
Listing Office	Marcus & Millichap RE Invest

Listing Details

Listing Office	Marcus & Millichap RE Invest
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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

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