

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

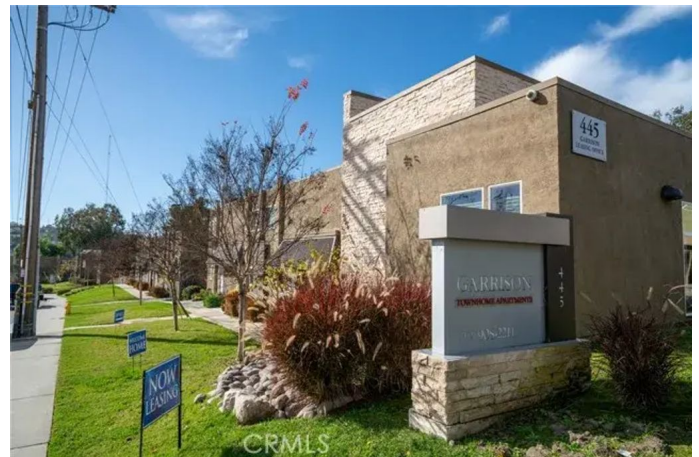
MLS® #OC24011401

\$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
------	-----

Interior

Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Curbs,Sidewalks
-----------------	-----------------

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
----------------	------------------------------

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 uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 3rd, 2026 at 6:39am PDT