

FOR SALE

912 San Andres St, Santa Barbara

One of Santa Barbara's
Best Values

*Two 900+ SF
2BD/1BA Units*

Offered at
\$1,495,000

PRICE REDUCED

 **Hayes**
COMMERCIAL GROUP

Christos Celmayer
805.898.4388
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Built in 1979, this two-story duplex consists of two 900+ SF 2BD/1BA flats (one up, one down) and an attached two-car garage. Each unit has its own in-unit laundry and is separately metered for gas and electricity. Unit A is the ground unit and enjoys a large backyard with lush landscaping and new ground cover. Unit B is the top unit and enjoys a large deck off the kitchen and dining area. Each unit has one half of the garage. The property has been improved with a newer tile roof and updated subpanels. The grounds on the property offer low maintenance landscaping and offer multiple mature fruit trees. This is one of the best values available in Santa Barbara to obtain over 1,800 SF of living space moments from downtown Santa Barbara, the Mesa, City College, and multiple beaches.



**Do not disturb tenants or enter property;
Call listing agent for showings.**

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INVESTMENT DETAILS

Price	\$1,495,000
Unit Mix	2 X 2BD/1BA
Unit Size (approx.)	900 SF (Unit A) and 927 (Unit B)
Lot Size (approx.)	5,227 SF
Parking	2 Car Garage + Off Street Parking
Laundry	In each Unit
Zoning	R-M
APN	039-291-024
Age (approx.)	1979
Current Rent	\$2,565/mo (Unit A) & \$2,710/mo (Unit B)
Market Rent¹	\$3,750/mo (Unit A) & \$3,650/mo (Unit B)
Annual Gross Rents	\$58,656 (current) & \$88,800 (market)
Reports	Preliminary Title Report, General Building Inspection, Pest Report, Sewer Lateral, Leases, & Financials
To Show	CLA

(1) Market Rents are estimates. Buyer to verify.



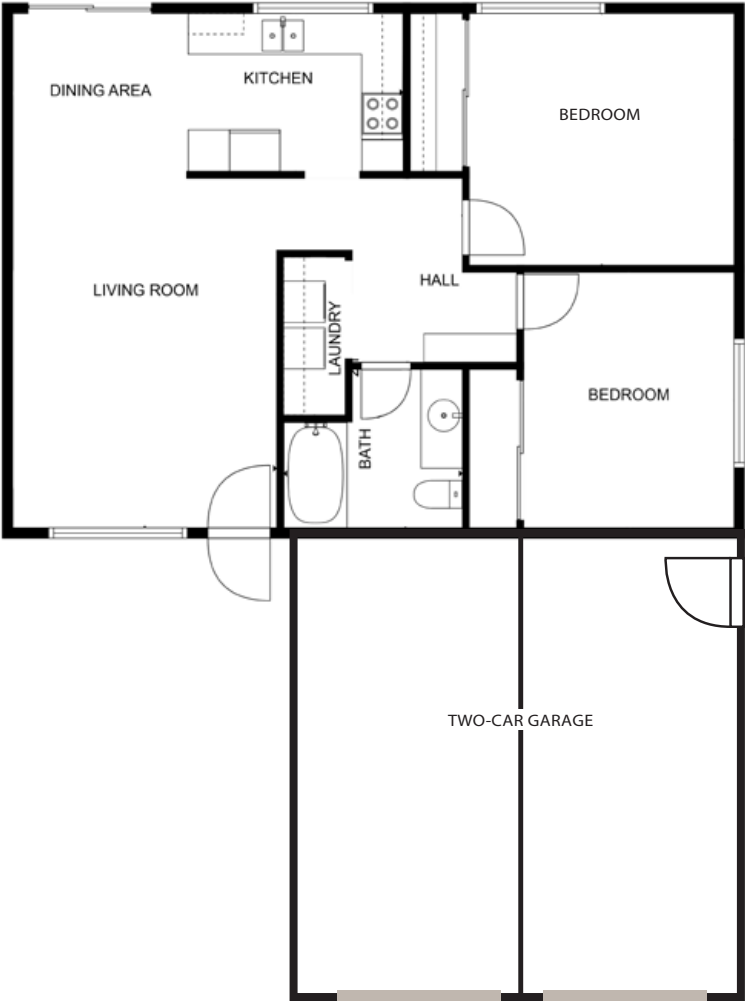
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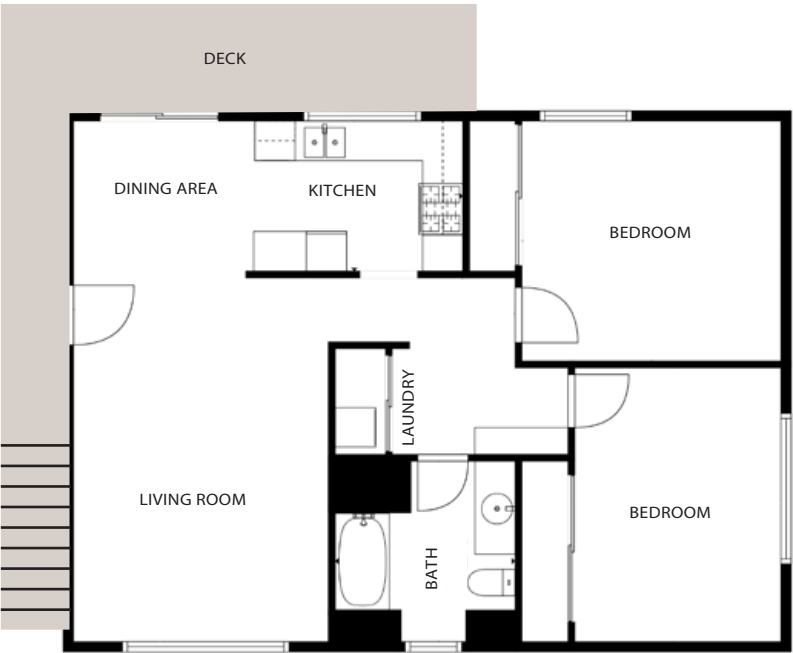


FLOOR PLANS

UNIT A | FIRST FLOOR | 900 SF



UNIT B | SECOND FLOOR | 927 SF



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UNIT A



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UNIT B



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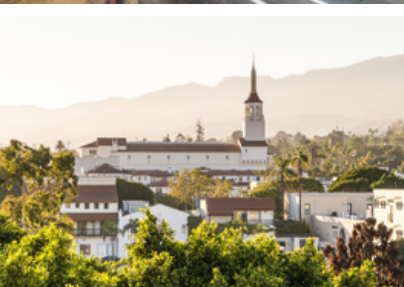




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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



89,023
current residents

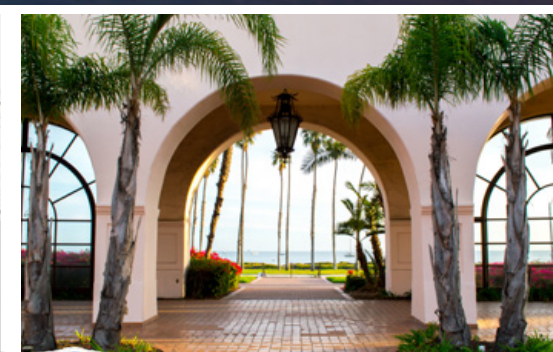
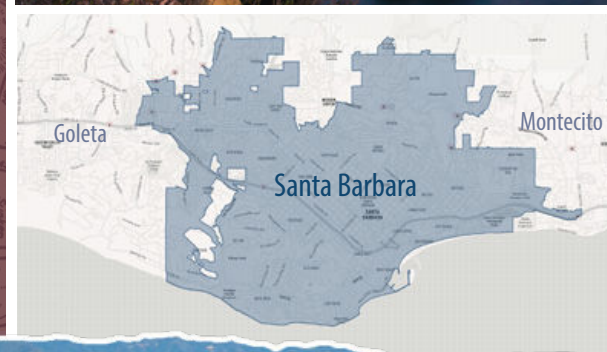


\$149,130
avg. household income



62%
college-educated

Source: esri. 2023 demographics



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