$ 1,300,000

1236 El Centro Ave, Napa, CA 94558

- Beds: 8 | Baths: 4 Full
- MLS #: 326040563
- Multi-Family | 3,032 ft^2 | Lot: 22,229 ft^2 (0.51 acres)
- New Listing! 2 Duplexes on 1/2 Acre Lot in North Napa
- 4 Units - each with 2 Bedrooms & 1 Bath, Attached Garage & Washer/Dryer Hookups
- More Info: NapaIncomeProperty.com

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COLDWELL BANKER
BROKERS of the VALLEY

Coldwell Banker Brokers of the Valley
1775 Lincoln Avenue
Napa, CA 94558
(707) 815-5815

Exceptional investment opportunity in desirable North Napa! Situated on over 1/2 acre, this rare property features two duplexes comprised of four 2-bedroom, 1-bath units, each with approximately 760 Square Feet, private garage and washer/dryer hookups. Long-term tenants provide stable income with approximately $50,000 actual annual revenue and significant upside potential. Less than one block to public transportation, right down the street from Willow Elementary School, Vintage High School and not too far from Unidos Middle School. Property improvements include upgraded electrical subpanels, french drains along the west and north sides of the property, and city sewer service with three cleanouts. Roof, home, and pest inspection reports are available for buyer review, offering added transparency and confidence. Per the City of Napa, the expansive lot may allow for the addition of up to four ADUs, creating valuable future development and income potential. Recent appraisal at $1,450,000. Offered at $1,300,000 a compelling opportunity for investors, 1031 exchange buyers, or those seeking long-term growth in the heart of the Napa Valley. Please do not disturb occupants.

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