

FRASER · ELLIOTT
COMMERCIAL

The Firm Real Estate Services Inc.

For Sale

Walkable Beachside
Duplex | 3,415 SF

240 Jasmine Street,
Laguna Beach, CA 92651



949.877.8827

sales@thefirmrealestate.com

Chas Patterson
DRE# 01935216

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SALIENT FACTS

Address

240 Jasmine Street, Laguna Beach, CA

Units:

Villa A: 1 bed, 1 bath, office/studio

Villa B: 1 bed, 1 bath, ocean views

Covered patio, large deck with views

Building Area

1,365 SF

Lot

3,049 SF

Built

1925

Unit Mix

Two one-bedroom and one-bath units

Gross Income

\$86,971 (2022)

NOI

\$78,600

CAP

3.00%

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OPPORTUNITY

Welcome to this TROPHY turnkey Laguna Beach DUPLEX across the street from picturesque Heisler Park and walking distance to Laguna's Main Beach, dining, shopping, art galleries and entertainment. This is an amazing, highly sought after income producing asset perfectly located to command premium rents. Residents are steps from the beach and downtown, while still enjoying the feeling of complete privacy behind a custom gated entry.

Its privacy, high-end finishes, ocean views, landscaping, ample parking and amazing North Laguna location also make it ideal for you to live in one unit and rent the other for additional income to subsidize your very own beach lifestyle dream. Call now to schedule a tour.

Offered at: \$2,595,000





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