

231, 235, 237, 241 CHURCHILL AVENUE, PALO ALTO

OLD PALO ALTO - TREMENDOUS OPPORTUNITY TO BUILD OR INVEST

Unique opportunity to own a rare $\pm 20,000$ sf lot located in coveted Old Palo Alto. The property is located in the heart of Palo Alto with many nearby amenities: Stanford University, Downtown Palo Alto, Town & Country Village, Palo Alto High School, Rinconada Park and Gamble Gardens. Palo Alto schools: Walter Hays Elementary School, Jordan Middle School, Palo Alto High School.

The property has 4 charming 2-bedroom, 1-bath bungalows with detached garages and yard space. Two of the bungalows are currently rented on a month to month basis while two of them are currently vacant. Projected rents for each the vacant units is \$4,300 per month.

Perfectly situated with mature trees on the perimeter, this rectangular 100' wide by 200' deep lot is ideal for someone to build their estate home. Per the city (buyers to verify):

- Zoned R-1
- Cannot be sub-divided
- Not in flood zone
- Max Floor Area 6,750 (not including basement)

OPEN HOUSE - SATURDAY & SUNDAY 2:30 TO 4:30



CHURCHILL AVENUE



OFFERED AT \$12,800,000



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