

10547
**OKLAHOMA
AVENUE**

FOR SALE

**Owner-User
Investment Opportunity**

*Custom Ranch Home
& Horse Property
on Nearly 1/2 Acre*

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WESTMAC
Commercial Brokerage Company

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PROPERTY INFORMATION

3 BD 1.75 BA

1,720 SF Single Family Home

1,600 SF Warehouse in Rear

1/2 Acre Lot (21,748 SF)

Offered at \$2,100,000

Highlights

- Single Family Home built in 1962
- House in front grossing \$6,000-\$5,500 month-to-month through an established Airbnb
- 1,600 SF Unfinished Warehouse in back delivered vacant
- Roll up doors:
 - 12' wide & 14' high
 - 12' wide & 13' high
 - Clear height 17 feet
- Owner currently operates production business in rear
- Property has numerous upgrades
- Garage ADU conversion possible: Pro-forma additional \$1,500/month stabilized



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PROPERTY DESCRIPTION

Discover this amazing and truly unique gated custom ranch, situated on an expansive lot of nearly ½ acre and offering an incredible combination of space, flexibility, and endless possibilities. This charming 3-bedroom, 1.75-bath home features a thoughtfully updated kitchen with crisp white cabinetry, custom gray concrete countertops, a center island, and a convenient breakfast bar. Beautiful upgraded gray wood-look herringbone tile flows through the entry, kitchen, and dining areas, creating a stylish and inviting atmosphere. The home offers two fireplaces, including one in the dining room and another in the spacious great room. French doors open from the great room to the patio, bringing in natural light and creating an easy indoor-outdoor connection. The bedrooms are all generously sized, while the extra-large primary suite features its own French doors leading to the patio. Additional updates include a freshly painted interior and a newer roof.

The real showstopper is the massive lot and versatile bonus space. In addition to the attached 2-car garage, a private driveway leads to an impressive approximately 40' x 40' steel-framed building equipped with dual oversized “elephant” doors. This incredible space offers endless potential for your lifestyle, business, and hobbies—whether you envision storing an RV, car collection, trucks, recreational equipment, creating a workshop, or exploring the possibility of a secondary living space or barndominium, subject to applicable city requirements. The property also includes a storage container plus an additional storage building featuring (2) two newly remodeled bathrooms. Enjoy the best of suburban living with the space and flexibility of a larger property. The generous lot may also offer opportunities for horses or limited agricultural use, subject to applicable regulations.

A property this unique doesn't come along often. *Bring your vision and imagination—the possibilities are truly endless!*



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AERIAL VIEW



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AERIAL IMAGES

- Owner-User for the rear property and rent or occupy the front house



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EXTERIOR IMAGES

- Possible Studio ADU Conversion



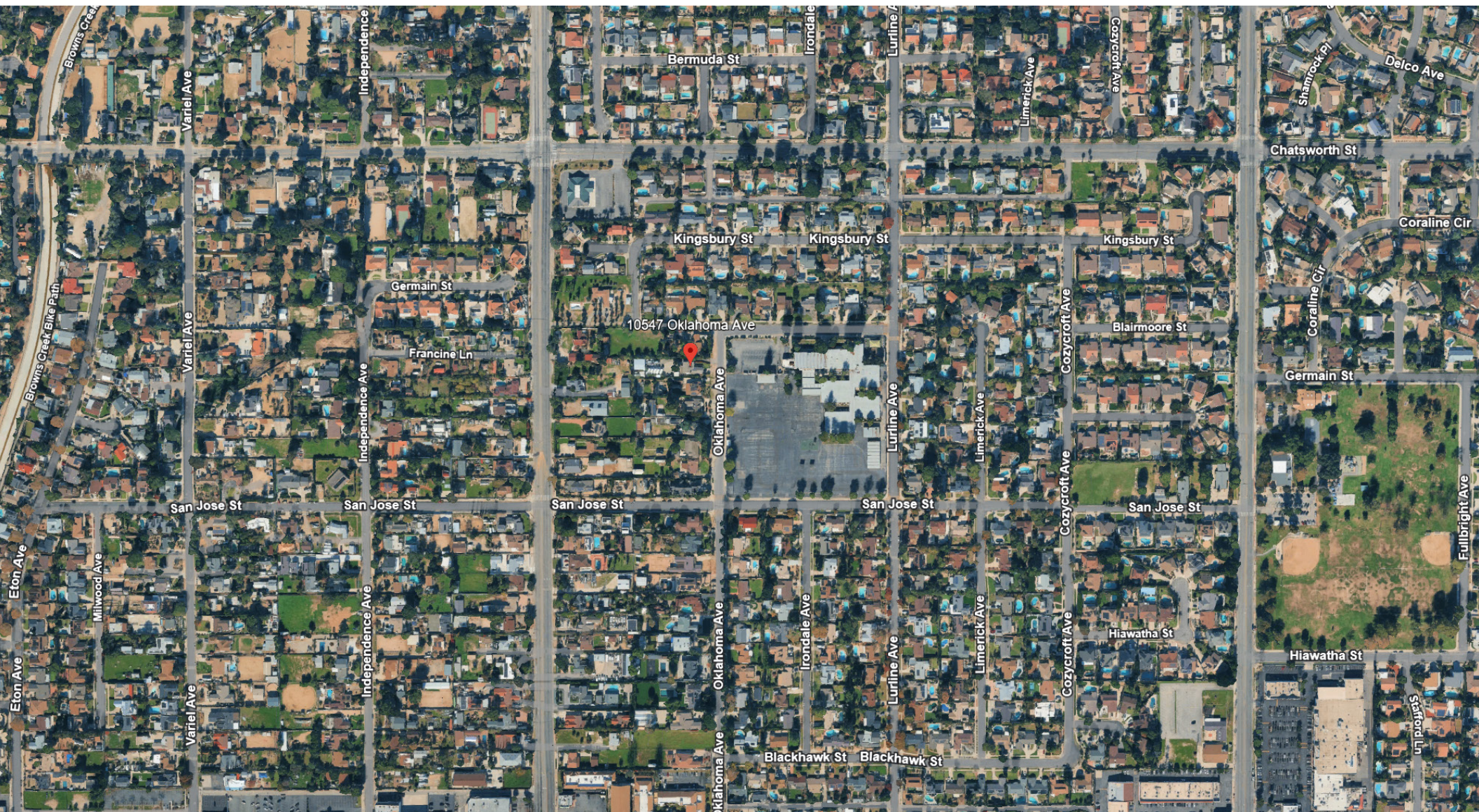
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INTERIOR IMAGES



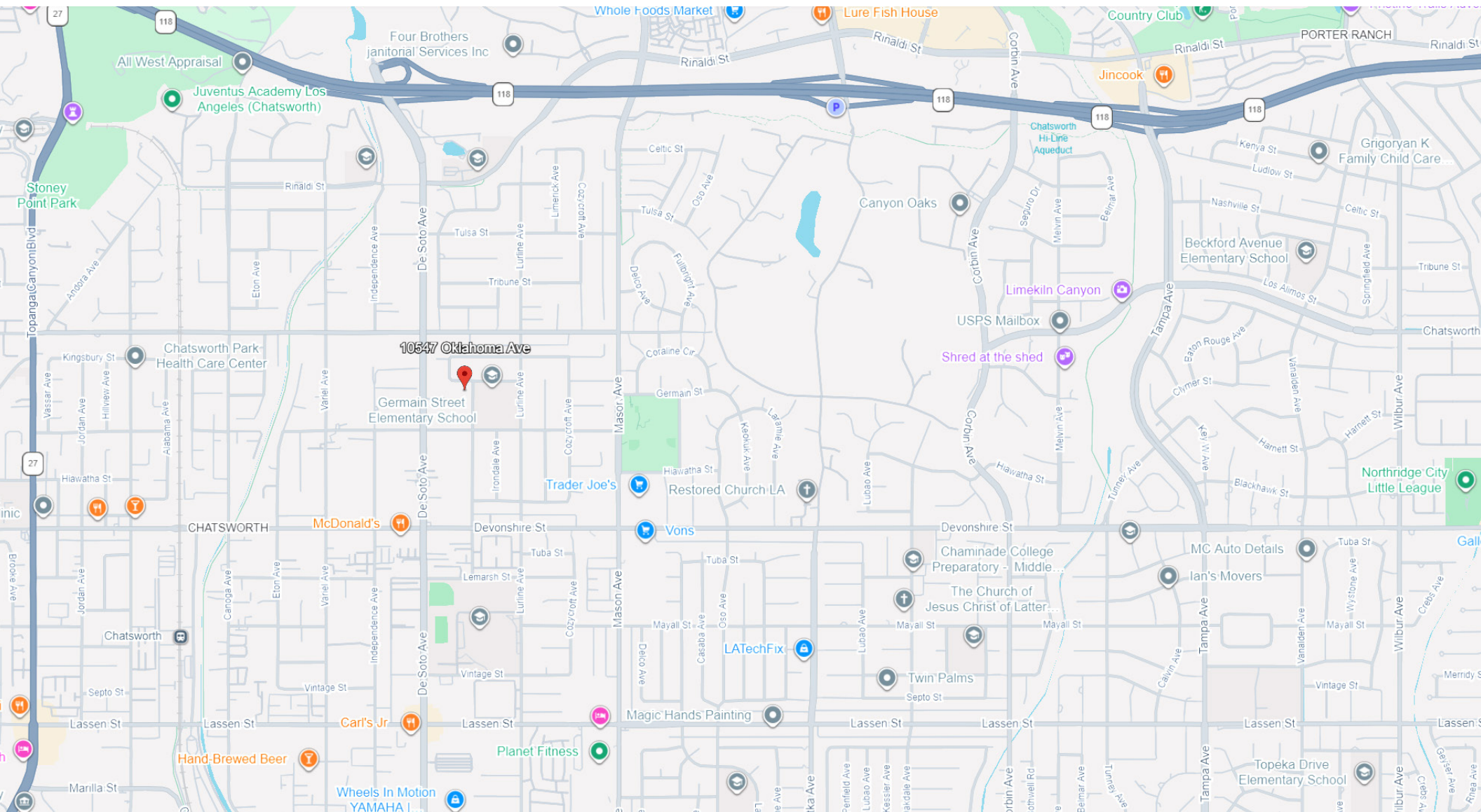
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LOCATION OVERVIEW



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AREA AMENITIES



DISCLAIMER

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





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