



COMING SOON

1136 E Grand Ave

Arroyo Grande, California 93420

\$1,725,000

Offered At

4
BEDROOMS

3
BATHROOMS

2,288
SQ FT

0.92
ACRE LOT

+ ADU
GUEST HOUSE

ABOUT THE PROPERTY

Set on nearly an acre in the heart of Arroyo Grande, this recently renovated home has 1 of only 90 vacation rental licenses permitted in the city and is transferable to the new owner. Automatic sliding power gates provide security and convenience with a horseshoe-paver driveway with plenty of room to park. There is access off Linda Drive if one wants to store RVs, boats or other large items. A versatile accessory dwelling unit (ADU) adds space for guests, extended stays, or rental income. Property has genuine development potential and was previously entitled to build 24 two-bedroom condos and 2 commercial units. This is a rare opportunity for an owner-occupant or investor alike.

LOCATION

Minutes from the coastline and Arroyo Grande Village, residents enjoy easy access to beaches, boutique shopping, local wineries, and dining, plus scenic trails for hiking and biking — the best of small-town charm and coastal California living.

FEATURES

- Automatic sliding power gates
- Central air conditioning
- Accessory dwelling unit (ADU)
- Prior development entitlements
- Horseshoe paver driveway
- Renovated kitchen with quartz
- Licensed vacation rental

LOT & PARCEL



Parcel boundary shown is a visual representation only, not a legal document.



CONTACT

Levi Seligman

DRE #01936432

(760) 402-0555

Realtor, Acquire Mortgage
and Real Estate Inc.

levi@acquireslo.com

www.acquireslo.com



DRE #01949224