



1140 E. Market Street, Salinas, CA 93905



Two residential units and an 800 sq.ft. garage with half-bath

House: Two bedrooms | One bathroom with walled backyard

Apartment: Brand new remodeled one bedroom | one bathroom

\$975,000

The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



1140 E. Market Street, Salinas, CA 93905

COMPLEX NOTES:

- 1140 E. Market Street consists of a two-bedroom / one-bathroom house, a one-bedroom / one-bathroom apartment, and a separate 879-square-foot garage.
- **House- 942 Square Feet:**
- The kitchen features newer cabinets, tile counters, a gas stove/oven with a vent hood, and enough space for a breakfast table.
- There is a separate dining room, living room, and laundry room with a natural gas water heater.
- The bathroom has tile floors and floor-to-ceiling tile in the tub shower.
- The house is separately metered for natural gas and electricity.
- Fencing: The house has a stucco wall, which creates an interior courtyard with privacy and security.
- **Apartment- 498 Square Feet:**
- The apartment is a 2024 remodeled one-bedroom / one-bathroom unit
- The unit has new LVT flooring, paint, doors, kitchen and bathroom cabinets, counters, appliances, and window coverings.
- **Garage:**
- The garage is 879 square feet. The ceilings are approximately 12 feet at the wall plate line, rising to approximately 14 feet.
- The garage is 20 feet wide and has a manual roll-up door.
- The garage has a half bathroom.
- Garage rental value: Estimated at \$1,500 to \$2,000 per month.
- The apartment and the garage are served by the same PG&E meters and water heater.
- The electric panels are Square D and may have been installed in 2001.
- The asphalt composition roofs are 15+ years old.
- The complex is estimated at 1,294 square feet. The lot size is 7,000 square feet.
- The owner pays for sewer, garbage, and water.

SALINAS & MONTEREY COUNTY FACTS:

- The 2021 estimated population of Salinas is 162,791, according to the US Census Bureau.
- The one-year Salinas median sales price ending March 1, 2024 is \$688,500.
- The estimated population of Monterey County is 437,907.
- According to the Monterey County Farm Bureau, In addition to crops produced, agriculture contributes over \$3.9 billion per year to Monterey County's economic output, with a total estimated impact of over \$11.7 billion on the local economy.
- Significant employers include Monterey County, Salinas Valley Memorial Hospital, Natividad Medical Center, Taylor Farms, Dole Vegetables, 1st Capital Bank, the hospitality industry, and the construction industry.

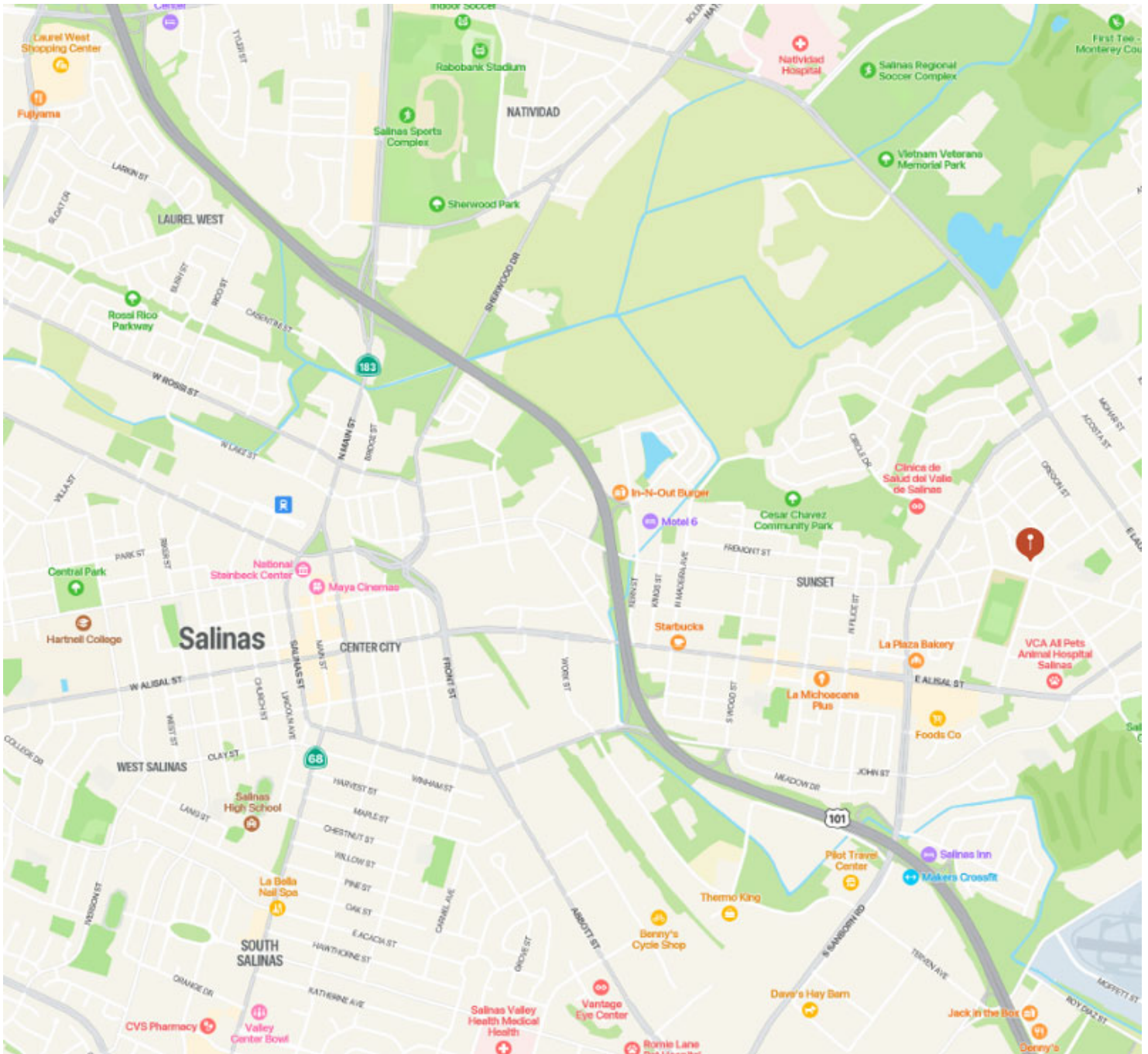
The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



1140 E. Market Street, Salinas, CA 93905

Area Map



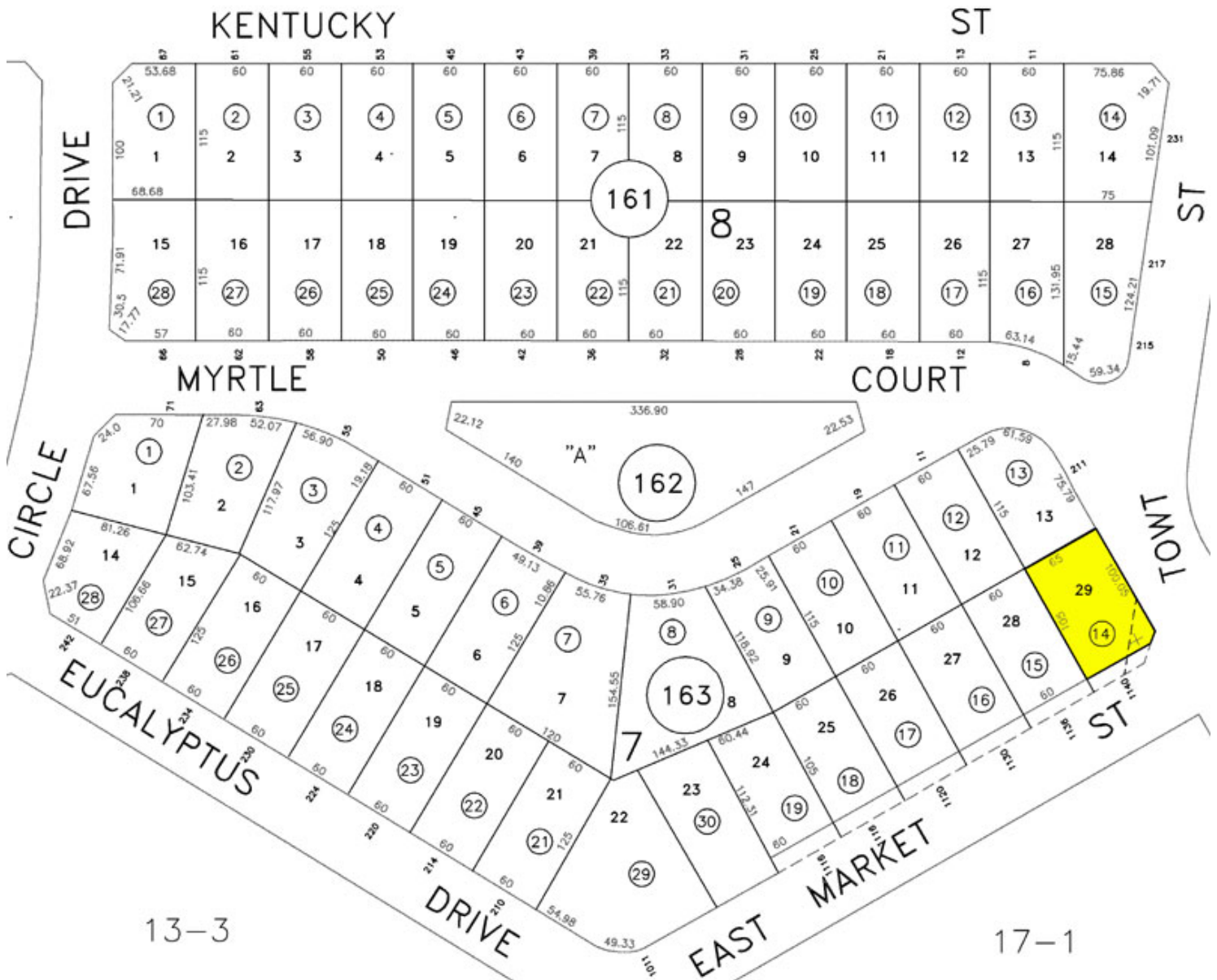
The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



1140 E. Market Street, Salinas, CA 93905

Plot Map



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



1140 E. Market Street, Salinas, CA 93905



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.