



CREATE YOUR OWN CAR CONDO IN PACIFIC GROVE

119 Dewey Avenue, Pacific Grove, CA 93950



COLDWELL BANKER
REALTY





Offered at \$1,100,000

A hard corner this close to the water rarely surfaces in Pacific Grove. At Dewey and Sloat, approximately 8,487 square feet with dual street frontage, this parcel sits a block and a half from the ocean, moments from Ocean View Boulevard, the Recreation Trail, Cannery Row and the Monterey Bay Aquarium. Walk Score: 89.

The value here is in the dirt. A large, approximately 4,040 square foot Quonset hut structure circa 1948 offers various rooms, upper storage, and plenty of space to store and work on cars, operating today as an auto repair garage that generates holding income while a buyer pursues entitlements. Attention Car Week enthusiasts: instant storage for 12 or more vehicles, or create your own "car condo" garage that pays for itself while your architect draws.

Consider it a placeholder: a corner lot awaiting a well-designed new project in one of the Peninsula's most protected coastal enclaves. Family-held since 1969.

Bring your vision. Zoned C-2. No representation is made regarding permitted uses, density or variances; buyer to investigate with the City of Pacific Grove.



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