

# CALIFORNIA BUNGALOW



**2546 ATLANTIC AVE**

**\$249,000**

2 bedroom, 1 bath California Bungalow with 1,084sf on large 6,357 sf lot.

New interior paint, new linoleum, new carpet, and new wall heater.

2 car detached garage.

Inside laundry.

Large block wall fence for privacy.

Could be used as a Single Family home, yet has development potential.

City shows either Residential development guidelines of R-4N or commercial usages for Planned Development District 25 (PD-25) 'Atlantic Avenue'. Agent makes no warranties regarding city planning information, buyer is advised to investigate all items regarding planning/zoning directly with City of Long Beach.

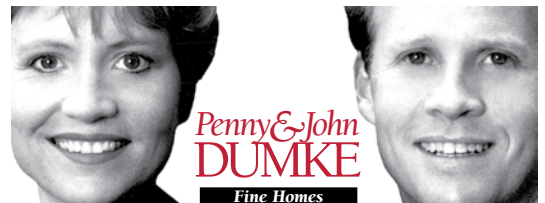
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Over 43 Years Experience

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