

ESTABLISHED SWIM SCHOOL BUSINESS Plus 2 Bedroom, 2 Bath Home with Cottage and 2 Single Car Garages.

Located in Dana Point (South Orange County, California) a high-income trade area and in demand area for Swim School

Potential annual gross income of \$300,000. to \$400,000. Swim School can operate 7 am to 7 pm Monday- Saturday

Owner is seeking to retire so currently only operating 3 hours per day, 4 days a week, 9 months out of the year with 2 people.

Owner will train new owner.

Pool is 32,000 gallons 21 x 50 with 3 cut outs for 2 deep end benches and 1 large shallow end bench. Pool is on a Separate parcel - Lot size is 50 x 120 (6,000 sqft)

Combined Lot size for house and pool is 75 x 125 (9000 sqft lot) **POTENTIAL TO BUILD CONDOS OR APTS**, 3 stories high with zero lot line.

House is approximately 1100 – 1300 sqft (TBD) on separate parcel 25 x 120 (3000 sqft lot) Potential rent \$2200. Month, or could be sold separately.

Roof is 2 years old, Dual pane windows, Flooring is 2 years old, new refrigerator and microwave oven

Two detached single car garages- Potential rent for each garage \$200. Each

7 parking spaces in rear of property, 4 spaces in front and street parking.

Cottage room is 288 square feet (TBD) with refrigerator and unfinished shower located on the pool lot.

Potential Rent \$925.

Potential annual residential gross income: \$42,300.

Pool cover is near new (cost to replace \$400.) Solar panels (some near new and some 8 years old)

Owner cleans and maintains pool. Brand new pool pump last year. Pool heater 2 or 3 years old

Listed at: \$1,950,000

See video

<https://www.tourfactory.com/2979400>

offering a 2% Selling Broker commission

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