



**485 NICOLET ST**

485 E NICOLET ST, BANNING, CA 92220

**\$400,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 485 NICOLET ST

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Step into the charm and character of a true 1920s vintage home at 485 Nicolet St. in Banning—a rare opportunity packed with timeless appeal and incredible upside potential. From the moment you arrive, you'll appreciate the classic architecture, inviting presence, and unique features that make this property stand out from the rest. Inside, this 2-bedroom, 1-bath home offers spacious living areas filled with natural light and original charm. Both bedrooms feature walk-in closets, an uncommon luxury for a home of this era, providing ample storage and functionality. The home's warm and welcoming layout creates the perfect blend of vintage character and everyday comfort.

**Age: Over 50 Years Old,**  
**Garage Count: 1 Car Garage,**  
**Sewer: Public,**  
**Lot Description: Corner,**  
**Garage Description: Garage**

**\$400,000**



One of the property's most exciting features is the expansive attic space, approximately matching the home's footprint, offering endless possibilities for future expansion, additional living space, a creative studio, home office, or private retreat (buyer to verify). Opportunities like this are becoming increasingly rare. Outside, the detached 1-car garage and generously sized lot provide additional flexibility and room to grow. Adding even more value, engineered ADU plans have already been completed—creating a tremendous opportunity for rental income, multi-generational living, or increased long-term property value. Whether you're an investor searching for upside potential, a buyer looking for a home with soul and character, or someone ready to create their dream property, this home delivers endless possibilities. Conveniently located near shopping, dining, schools, and freeway access, 485 Nicolet is more than just a home—it's an opportunity to own something truly special. Homes with this much charm, character, and future potential rarely come available.



