

# FOR SALE | THE MARKET STREET WASH HOUSE

2472-74 MARKET ST. / SAN DIEGO, CA 92102

## HIGHLIGHTS:

- EASY ACCESS FROM 25TH & MARKET STREET
- LOCATED IN THE HEART OF GRANT HILL
- INCLUDES EXISTING BUSINESS SERVED BY 51 COMMERCIAL SPEED QUEEN WASHERS AND 37 COMMERCIAL SPEED QUEEN DRYERS
- PYLON SIGN

~~\$1,410,000~~

Further Price Reduction:

**\$1,200,000 !!!!**



Building: 3,000 SF

Land: 7,000 SF

Parcel Number 535-241-11

For more information about this property, please contact:

L. Thomas Morgan, CCIM  
(619) 944-3051  
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Scott Duhs, Partner  
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# PROPERTY PHOTOS

\$870,000 in Equipment & Improvements Invested since 2011

2472-74 MARKET ST. / SAN DIEGO, CA



51 Speed Queen Washers



37 Speed Queen Dryers



Intersection of 25th & Market



Rear Parking

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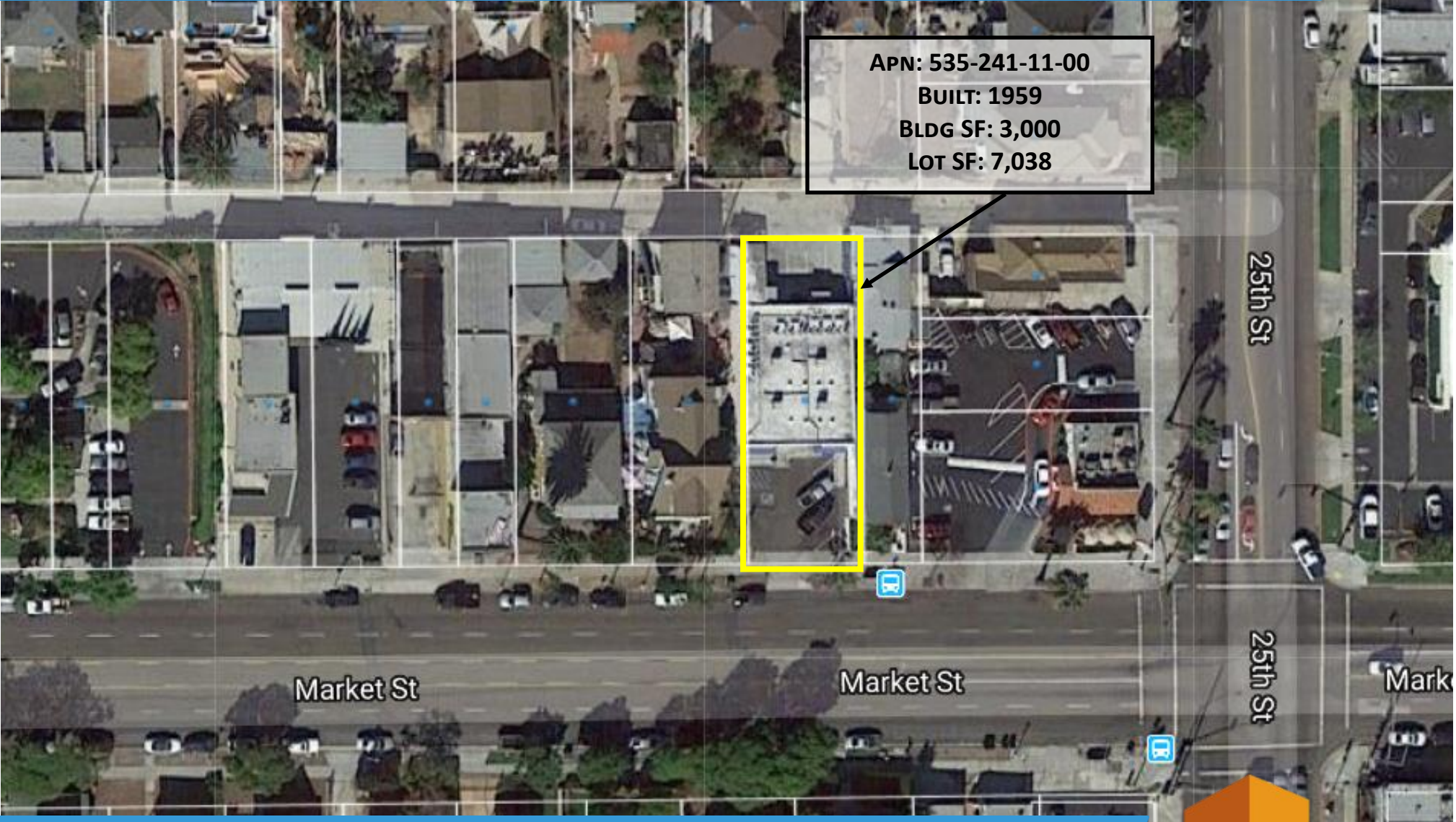
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# PARCEL MAP

2472-74 MARKET ST. / SAN DIEGO, CA



**APN: 535-241-11-00**  
**BUILT: 1959**  
**BLDG SF: 3,000**  
**LOT SF: 7,038**

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# AERIAL / DEMOGRAPHICS

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