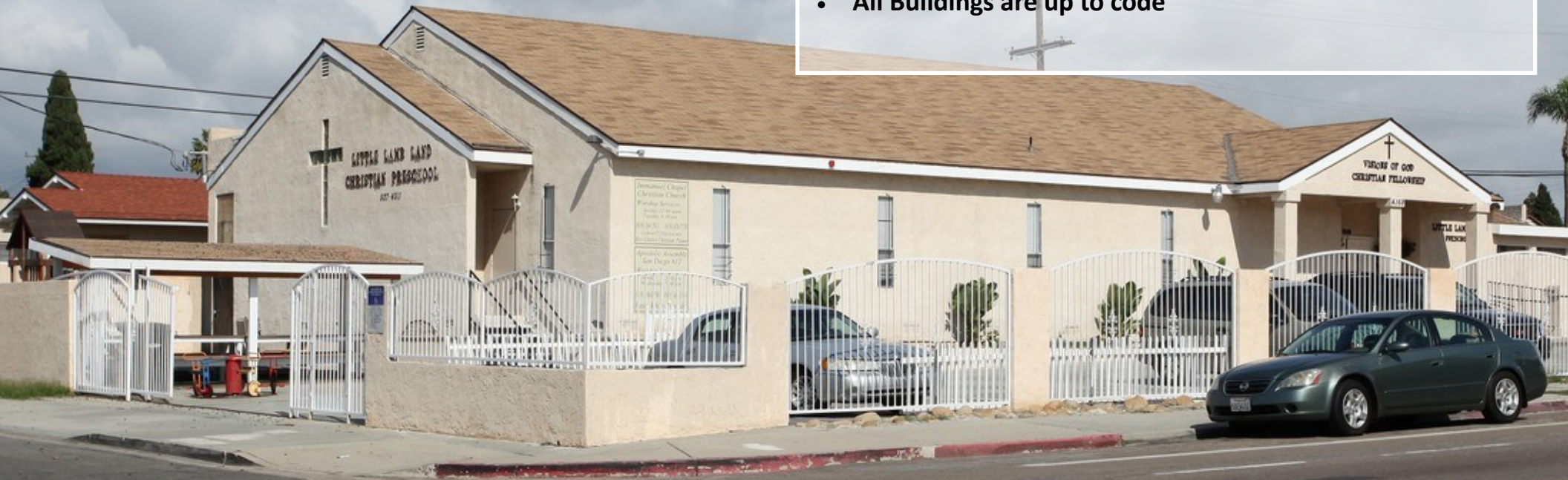


FOR SALE | CHURCH CAMPUS

4168 MARKET STREET, SAN DIEGO, CA 92102

\$1,850,000 - \$2,100,000

- Well located Three Building Campus in central San Diego
- Three separate parcels
- Onsite parking for 32 vehicles
- Main Facility can be acquired separately
- All Buildings are up to code



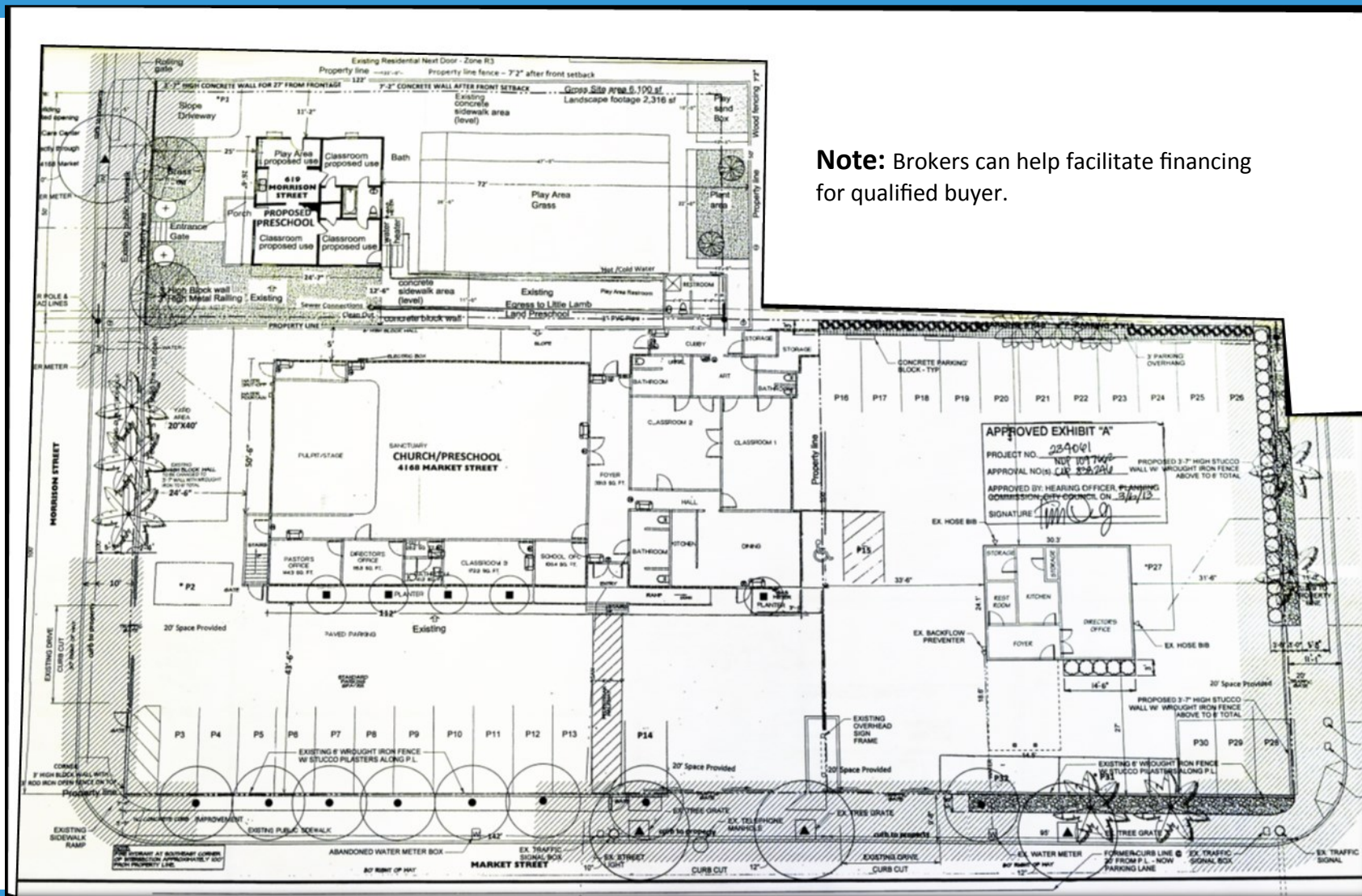
For more information about this property, please contact:

Tom Morgan
(619) 491-0048
ChurchBroker@DuhsCommercial.com
CA License: 00456112



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

SITE PLAN | CHURCH CAMPUS



Note: Brokers can help facilitate financing for qualified buyer.

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AERIAL

4168 MARKET STREET, SAN DIEGO, CA 92102

SITE

Main Building: 7,168 SF
Land Area: 14,230 SF



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PROPERTY PHOTOS



Pastor's Office



Pastor's Office



Hallway



Sanctuary



Preschool/House Annex

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PROPERTY PHOTOS | CHILDREN'S AREA

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PROPERTY PHOTOS & INFORMATION

4168 MARKET STREET, SAN DIEGO, CA 92102



**4168 Market Street
4196 Market Street
619 Morrison Street**

Total buildings and facilities SF: $\pm 8,532$

Total land area SF: $\pm 28,901$

Revenue note:

- Preschool generates \$10,000 per month in net cash flow payments.
- Shared Church leases generate \$3,900 per month in rental income.



4196 Market Street Facility

720 SF of building area and 8,771 SF of land area. Primarily used as an Office Annex for Church and School.

Buyers to verify all measurements and square footage to their satisfaction. Lee & Associates nor its agents guarantee any specific square footage calculations were done off of available plans.



Licensed for 54 Students

4168 Market Street Facilities

7,168 SF of building area and 14,230 SF of land area.

Includes Sanctuary and Classrooms.

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