

FOR SALE

\$3,950,000

Sherman Heights Commercial

548-570 19th Street, San Diego, CA 92102

- Great Owner/User or Redevelopment Opportunity
- Commercial / Office Building with Rare Onsite Parking
- Excellent Location in Sherman Heights, Adjacent to Downtown San Diego
- Located in an Opportunity Zone and Transit Priority Area

**** SELLER FINANCING AVAILABLE ****



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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.

PROPERTY SUMMARY

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Executive Summary

Sale Price: \$3,950,000

Lot Size ±12,710 SF

Building Size: ±6,948 SF

Stories: 2

No. of Suites: 10

Occupancy: Vacant

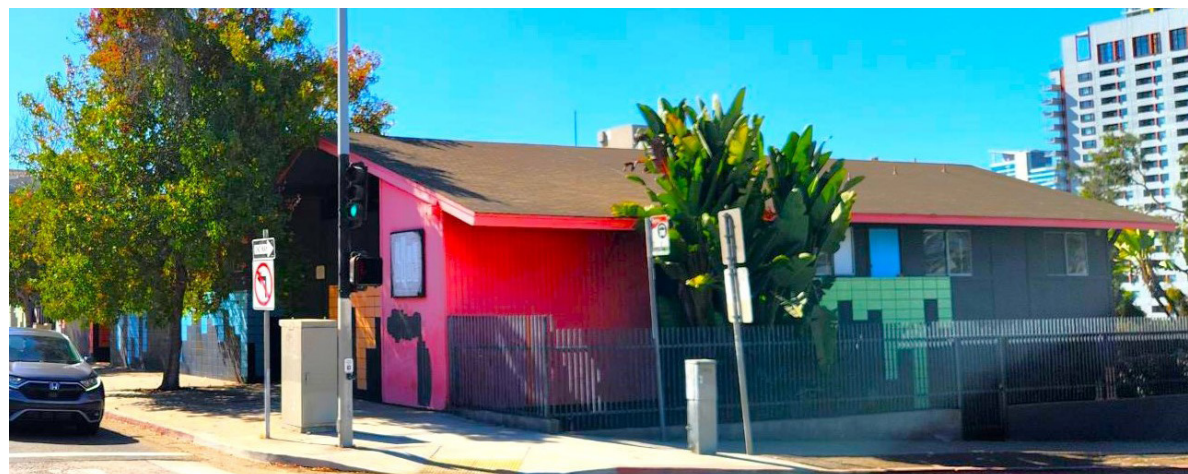
Year Built: 1964

Parking: ±10-11 Spaces

APN: 535-190-17-00/ 535-190-42-00

Zoning: CN-1-3
Sherman Heights Designated
Historic District

Area: Opportunity Zone
Transit Priority Area



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Freestanding Commercial/ Office Building

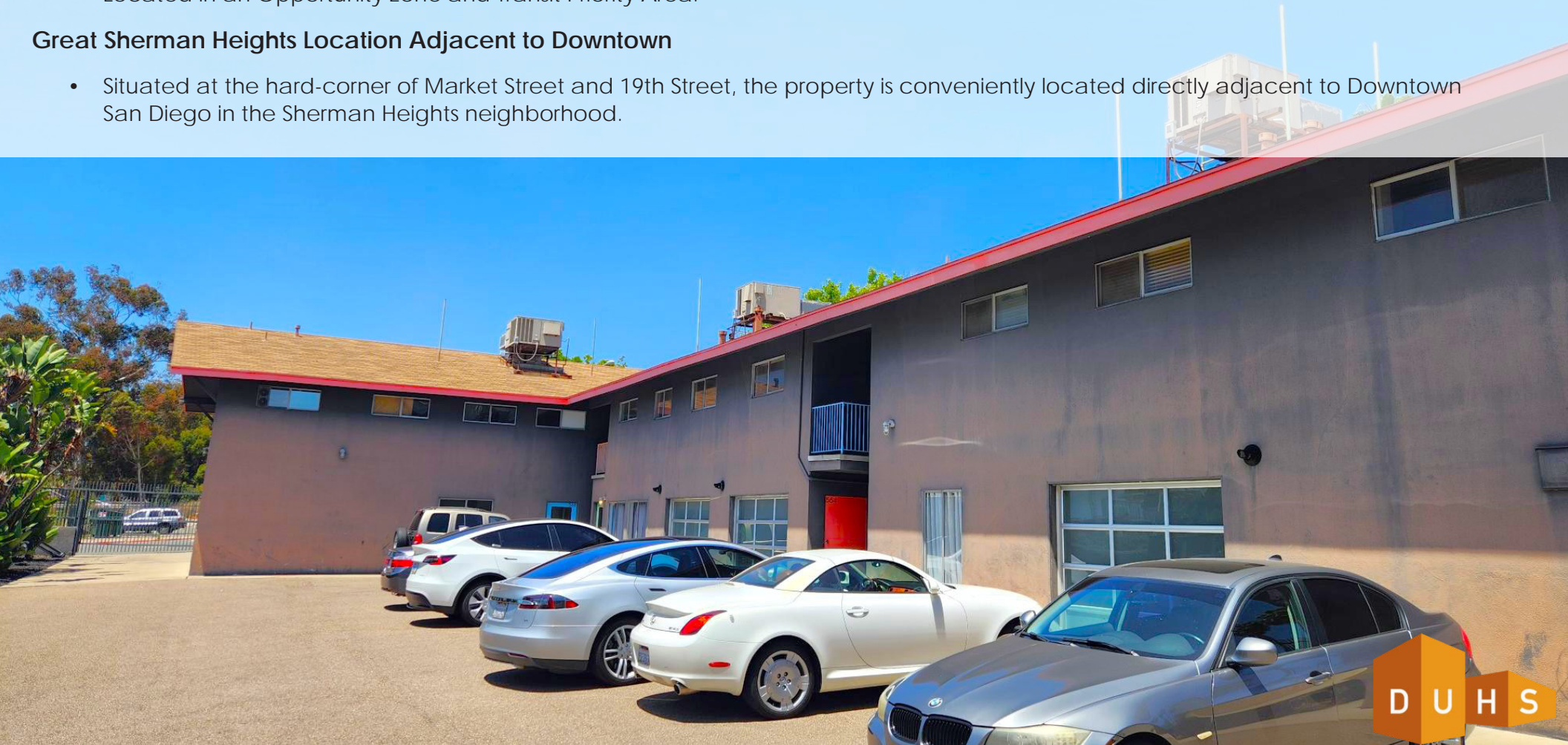
- The subject property is a two-story building currently divided into 10 suites.
- Property has rare onsite and gated parking with approximately 10-11 parking spaces.

Excellent Owner/User or Repositioning Opportunity

- The Property is currently vacant and ready for an owner/user at closing.
- The property also presents a potential redevelopment opportunity for residential and mixed-use in the future.
- Located in an Opportunity Zone and Transit Priority Area.

Great Sherman Heights Location Adjacent to Downtown

- Situated at the hard-corner of Market Street and 19th Street, the property is conveniently located directly adjacent to Downtown San Diego in the Sherman Heights neighborhood.



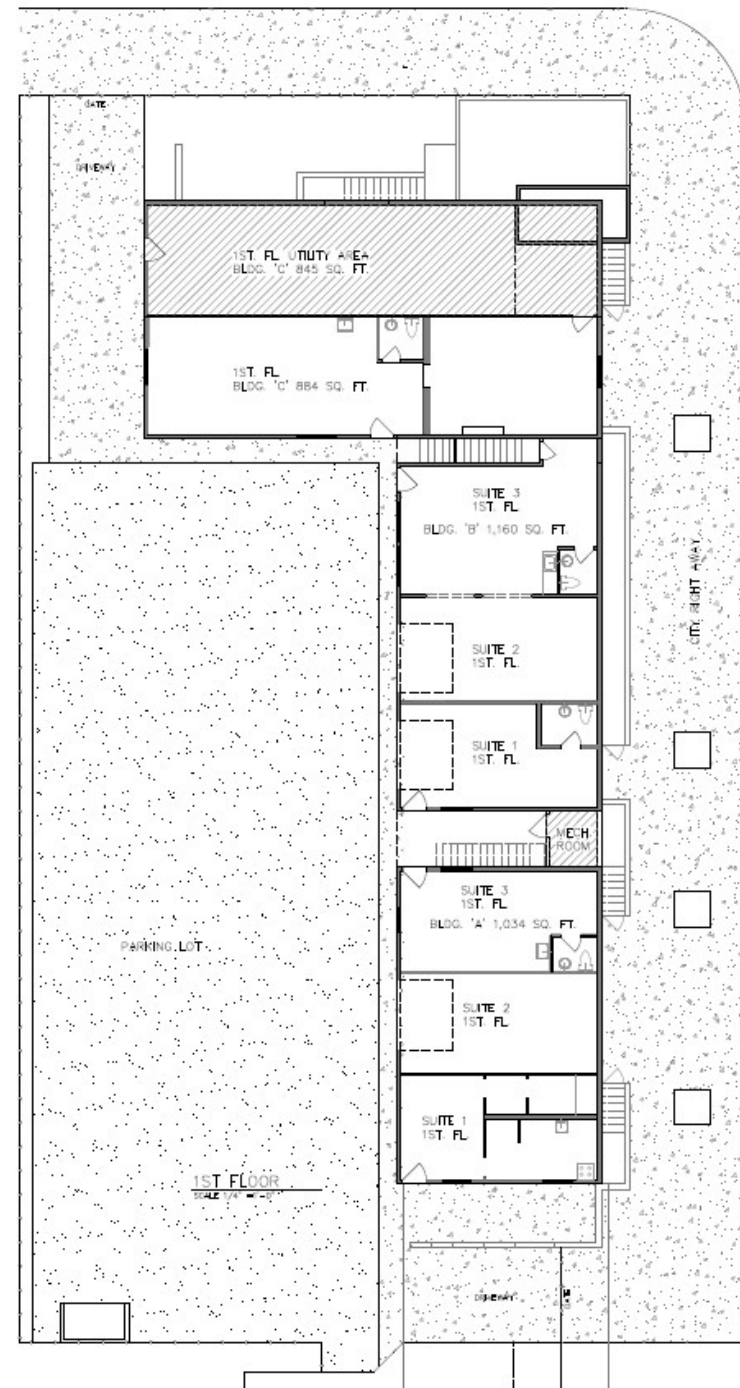
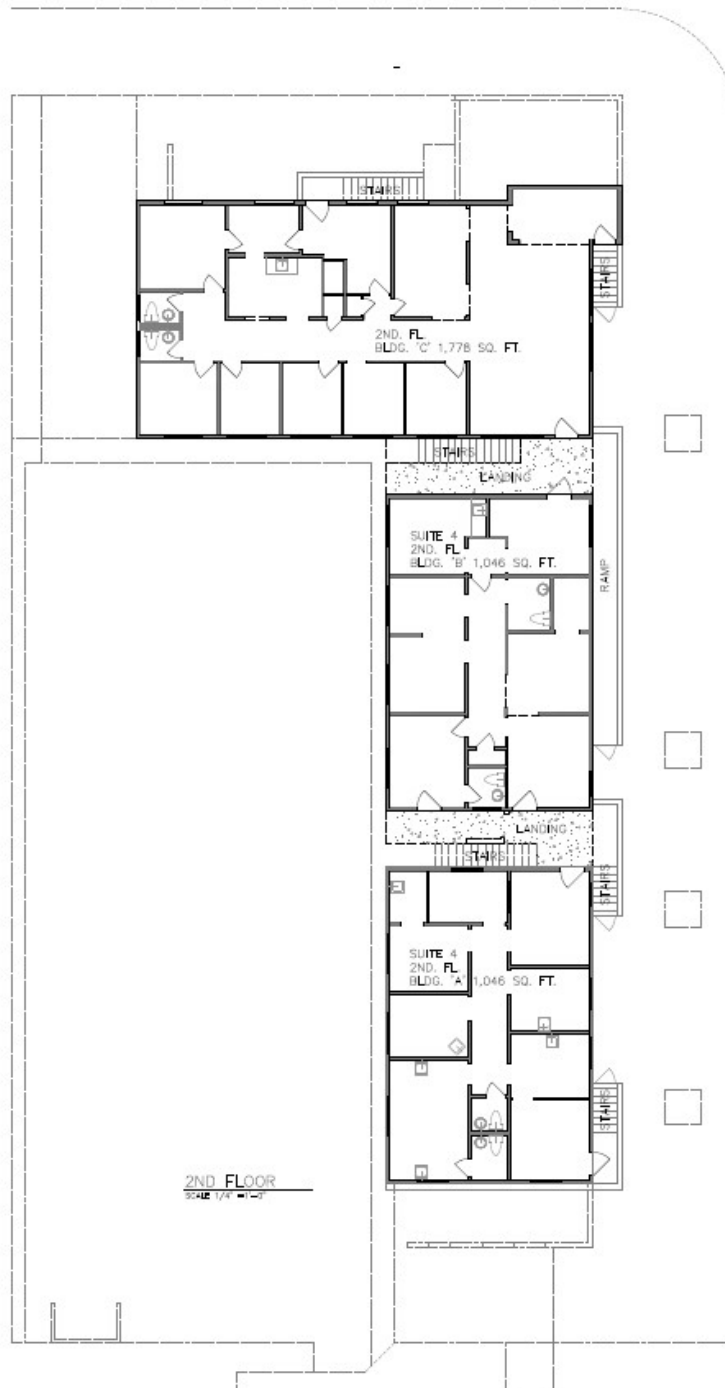
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SITE SOURCE

FLOOR PLANS

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INTERIOR PHOTOS

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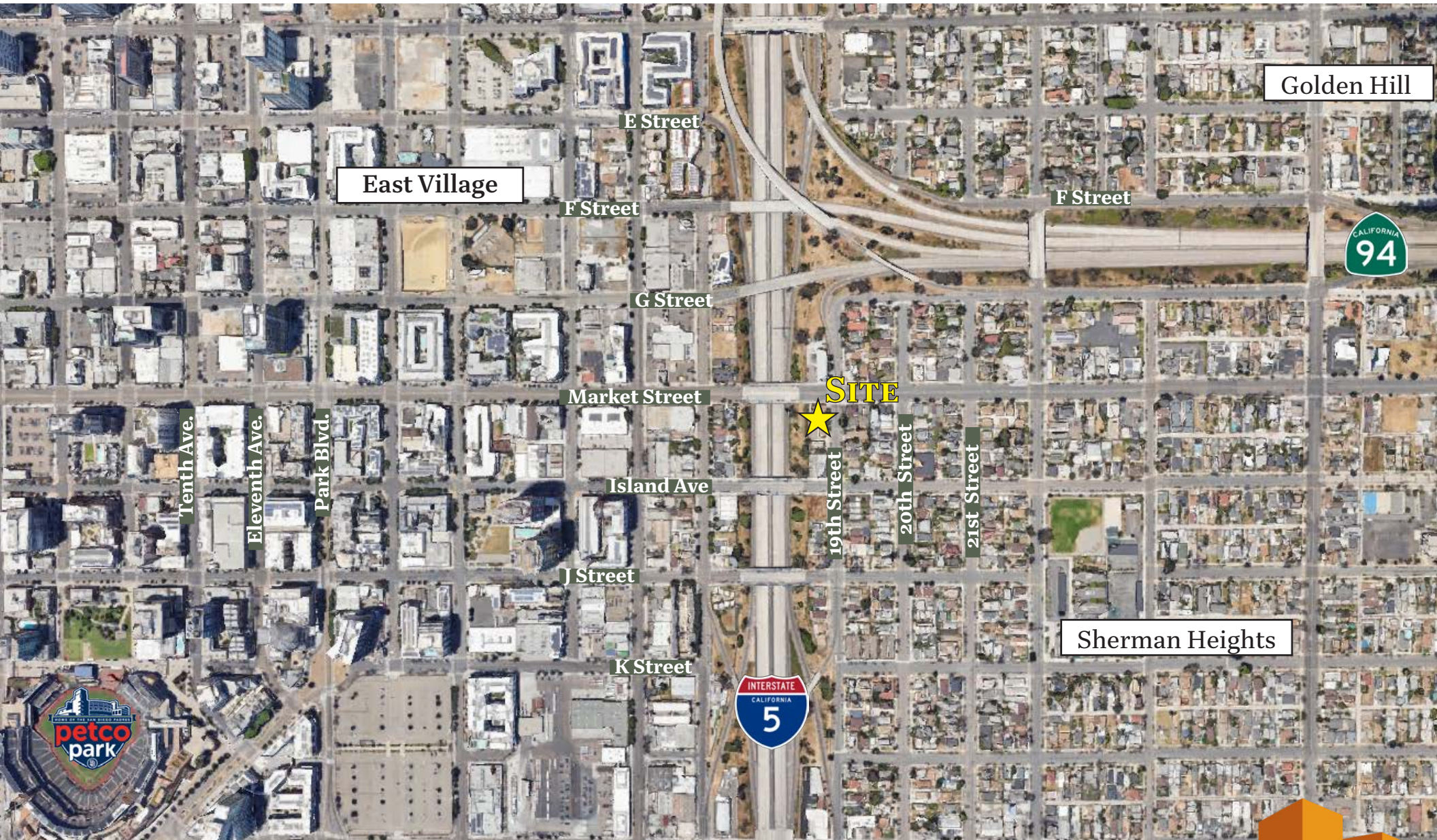
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CONTACT INFORMATION

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