

\$7,005,000 - 2481 Ulric St, San Diego

MLS® #240012520SD

\$7,005,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Diego,

JUST REDUCED! Senior complex for 62+ and disabled residents. The existing conditional use permit will convey with the sale. There are no additional restrictions on rental income, other than standard CA rent control law. There is the possibility of adding 3 ADUs. There is a 320 SF recreation room. Large communal grassy yard. There have been two new construction developments in the last five years within three blocks of subject property; one on Fulton and one on Ulric. USD has made many improvements to their campus in the last decade, which has had a cascade affect improving the zip code. Walking distance to public transportation, a supermarket, other shopping, dining and services. Two 1/1 apartments are being used by the resident manager as a 2/2. Seller assumes that a door could be reinstalled to restore the two 1/1 units. One mortgage broker says it is possible to obtain a 6% interest only loan with a 1.15 debt coverage ratio: \$3,685k downpayment and a \$3,320k loan amount.



Essential Information

MLS® #	240012520SD
Price	\$7,005,000
Bathrooms	0.00
Acres	0.42
Type	Commercial Sale
Sub-Type	Mixed Use

Status	Closed
Listing Agent	Terry Moore
Listing Office	Apartment Consultants Incorporated

Community Information

Address	2481 Ulric St
Area	92111 - Linda Vista
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92111

Amenities

Parking Spaces	17
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Additional Information

Date Listed	June 3rd, 2024
Days on Market	157
Short Sale	N
RE / Bank Owned	N

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