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

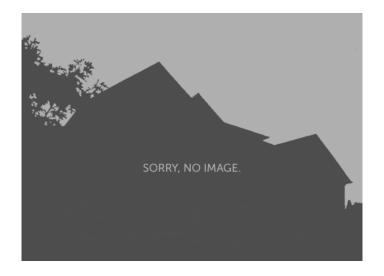
MLS® #240012520SD

\$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

Additional Information

Date Listed June 3rd, 2024

Days on Market 157

Short Sale N

RE / Bank Owned N

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