

# \$1,095,000 - 2401 2407 Island Avenue, San Diego

MLS® #240024400SD

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**\$1,095,000**

6 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

San Diego, San Diego,

â€¢ Presenting one of the BEST Located 4 Unit Complexes in Sherman Heights â€¢ Potential of a 2 Bedroom, 2 Bath ADU on vacant portion of the lot â€¢ Great Value Add Potential â€¢ 2nd Floor Units have Views of Coronado Bridge and Downtown San Diego â€¢ Directly across the Street from Sherman Heights Elementary School â€¢ Unit Mix Two â€¢ 2 Bedroom, 1 Bath Units & Two â€¢ 1 Bedroom, 1 Bath Units â€¢ Located in Sherman Heights and Grant Hill Historic District â€¢ One of the Lowest Priced 4Plexes in Sherman Heights / Grant Hill â€¢ Projected GRM of 10 and Projected CAP rate of 6.8 Sherman Heights is a Great Place to live. Sherman Heights has easy access to downtown San Diego, and access to major highways and public transportation. Yet the lifestyle is low key. It is easy to imagine coming home to this charming neighborhood with Victorian and Craftsman-style homes and Walkable tree-lined streets. This 1908 Sherman Heights two-story apartment 4-Plex is located at the corner of 24th Street and Island Avenue. The building has a hipped roof, overhanging eaves and a boxed cornice. Each unit has a Decorative (but inoperable) Fireplace Surround. There are 2 interior staircases as well as a shared exterior staircase. The historic architecture of 2401-07 Island and its â€œgood bonesâ€• make this fixer-upper ready to be restored to its former glory. A vacant portion of the lot allows potential adding ADUs. This is a unique



investment opportunity.

Built in 1908

**Essential Information**

MLS® #	240024400SD
Price	\$1,095,000
Bedrooms	6
Bathrooms	4.00
Acres	0.08
Year Built	1908
Type	Residential Income
Status	Closed
Listing Agent	Jeff Elden
Listing Office	Siemienowski & Associates

**Community Information**

Address	2401 2407 Island Avenue
Area	92102 - San Diego
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92102

**Interior**

Cooling	None
# of Stories	2
Stories	Two

**Additional Information**

Date Listed	October 11th, 2024
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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