

\$2,100,000 - 4085 49th St, San Diego

MLS® #240028216SD

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Diego,

High-performing 7-unit property with strong financials. Offering a 5.77% current cap rate and 11.28 GRM, this investment delivers immediate cash flow with room for upside. The property features a desirable unit mix: 3 spacious 2-bedroom/2-bath units, 2 well-appointed 2-bedroom/1-bath units, and 2 charming 1-bedroom units. Interiors have been fully renovated, showcasing new laminate flooring, quartz countertops, updated kitchens, and tiled bathrooms. Additional upgrades include a new roof and energy-efficient windows. The property includes 6 garages, with plans underway to convert them into 4 ADUs (anticipated completion of plans in Q1 2025—contact agent for details). Current rents do not reflect the value of the garages, offering further income potential through leasing or ADU conversion. This is a turnkey asset with both stability and growth potential.



Essential Information

MLS® #	240028216SD
Price	\$2,100,000
Bathrooms	0.00
Acres	0.00
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Jordan Concepcion

Listing Office Apartment Realty Group (ARG)

Community Information

Address 4085 49th St
Area 92105 - East San Diego
Subdivision N/A
City San Diego
County San Diego
Zip Code 92105

Additional Information

Date Listed December 10th, 2024
Days on Market 27
Short Sale N
RE / Bank Owned N

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