

# **\$3,095,000 - 3458 Monroe Avenue, San Diego**

MLS® #250000053SD

**\$3,095,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

We are pleased to present Monroe Place, an 8-unit, extremely well-maintained apartment building in the highly gentrifying Normal Heights neighborhood of San Diego, California. Units are composed of three 2-bedroom / 1-baths at 742 square feet and five 1-bedroom / 1-baths at 550 square feet on a single 6,772 square foot lot. Half of the units have received moderate to highest-end upgrades within the last 3 years (#1 & #4 have received highest tier improvements) while the remainder have been upgraded and very well maintained within the last 10 years and still have substantial upside in rents. The property has been fine-tuned under high-care, hands-on local ownership. There are 3 off-street parking spaces, four single car garages, and an on-site laundry room. The roof was replaced last year, plumbing has been fully removed and replaced with easy accessibility between the first and second floors and dual pane windows have been installed for energy efficiency. Units feature granite and quartz countertops, ceramic tile and laminate flooring, recessed lighting, newer appliances, 4 units feature new cabinetry and select units include new vanities and carpet in the bedrooms. Five units include either mini-splits or wall-mounted A/C. Exterior stucco includes fine stone finishes, painted wall art, stone walk-ways lush landscaping. Balconies could be added to units #s 4,5,6,7 while patios could be added to unit #s 1,2,3. Kitchens could all be open-plan and in-unit



under-counter laundry could be inserted to all units.

## Essential Information

MLS® #	250000053SD
Price	\$3,095,000
Bathrooms	0.00
Acres	0.16
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Conor Brennan
Listing Office	Marcus & Millichap

## Community Information

Address	3458 Monroe Avenue
Area	92116 - Normal Heights
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92116

## Amenities

Parking Spaces	8
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## Exterior

Exterior	Stone, Stucco
Roof	Tar/Gravel
Construction	Stone, Stucco

## Interior

Heating	Wall Furnace
Cooling	Wall/Window Unit(s)

## Additional Information

Date Listed	January 2nd, 2025
Days on Market	69
Short Sale	N

RE / Bank Owned N

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