

# **\$1,525,000 - 5053 Churchward Street, San Diego**

MLS® #250001498SD

**\$1,525,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

First time offered in 50 years. Two story high visibility building that is fully rented with solid long term tenants including neighborhood market downstairs along with upstairs independent living facility. Wide range of exciting development opportunities due to very friendly multi-use zoning of CN-1-3 which allows for a myriad of commercial/residential ventures including up to FIVE residential units above/behind existing retail store. Located in the Transit Priority Area, Sustainable Development Area, Business Improvement District and Complete Communities Housing Solutions Area which increases the potential FAR from 1 to 6.5! Parcel being 60ft wide and nearly 9,000 sf. in total allows for complete build out. Also located in Opportunity Zone which may have favorable tax consequences. Tenants pay all utility bills and 65% of property tax. Sweeping southwesterly views from upstairs decking and balcony. Total gross monthly income \$7,480.00 First time offered in 50 years. Two story high visibility building that is fully rented with solid long term tenants including neighborhood market downstairs and upstairs independent living facility. Wide range of exciting development opportunities due to friendly multi-use zoning of CN-1-3 allows for a myriad of commercial/residential ventures including up to FIVE residential units above/behind existing storefront. Located in Transit Priority Area, Sustainable Development Area, Business Improvement District and Complete Communities Housing Solutions



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## **Essential Information**

MLS® #	250001498SD
Price	\$1,525,000
Bathrooms	0.00
Acres	0.20
Type	Commercial Sale
Status	Closed
Listing Agent	Jim Jollett
Listing Office	James Jollett Realty

## **Community Information**

Address	5053 Churchward Street
Area	92113 - Logan Heights
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92113

## **Exterior**

Exterior	Block, Concrete, Frame, Stucco
Roof	Composition
Construction	Block, Concrete, Frame, Stucco

## **Interior**

Heating	See Remarks
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## **Additional Information**

Date Listed	January 17th, 2025
Days on Market	205
Zoning	CN-1-3

Short Sale N

RE / Bank Owned N

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