

# \$795,000 - 2438 Commercial, San Diego

MLS® #250016977SD

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## \$795,000

2 Bedroom, 2.00 Bathroom, 804 sqft  
Residential on 0 Acres

Logan Heights, San Diego,

This listing could be a great investment opportunity in Logan Heights, emphasizing its potential for development. Here are some key points to consider: Large Lot with Dual Access: The property offers access from both the street and the alley, which can be a valuable feature for potential developments. Proximity to Downtown and Trolley: The location near downtown and the trolley adds convenience and appeal, especially for those who rely on public transportation or enjoy city amenities. Development Opportunity: The mention of a detached cement pad where a second home once stood hints at the potential to rebuild or develop further. The existing sewer connection could be advantageous. Caution on Guarantees: The seller and the agent emphasize that they make no guarantees, and it's important for buyers and their agents to thoroughly investigate the property's condition and potential. This property could be an excellent opportunity for investors or developers looking to expand in a rapidly growing urban area. This listing could be a great investment opportunity in Logan Heights, emphasizing its potential for development. Here are some key points to consider: Large Lot with Dual Access: The property offers access from both the street and the alley, which can be a valuable feature for potential developments. Proximity to Downtown and Trolley: The location near downtown and the trolley adds convenience and appeal, especially for those who rely on public



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Built in 1939

**Essential Information**

MLS® #	250016977SD
Price	\$795,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ken Kaplan
Listing Office	Campbell & Kaplan Real Estate

**Community Information**

Address	2438 Commercial
Area	92113 - Logan Heights
Subdivision	Logan Heights
City	San Diego
County	San Diego
Zip Code	92113

**Amenities**

Parking Spaces	20
Parking	Other, Uncovered
Garages	Other, Uncovered
Pool	None

## Exterior

Exterior	Other, Wood Siding
Roof	Composition
Construction	Other, Wood Siding

## Interior

Appliances	Free-Standing Range
Heating	Natural Gas
Cooling	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 22nd, 2025
Days on Market	143
Short Sale	N
RE / Bank Owned	N

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