

# \$2,850,000 - 3225 Adams Avenue, San Diego

MLS® #250023757SD

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## \$2,850,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

We are pleased to present 3225-33 Adams Avenue located in San Diego, California. Originally built in 1927, the 9-unit apartment complex is located in the highly desirable neighborhood of Normal Heights and boasts a Walk Score of 94. The complex rests on a 6,347 square foot lot and features approximately 3,986 rentable square feet. The unit mix consists of (1) two-bedroom / one-bathroom unit and (8) one-bedroom / one bathroom cottage units. Units feature refurbished hardwood flooring and cottage-style layouts with no shared walls. Current ownership has diligently maintained the property and recently upgraded roofs with SPF and relined the sewer main with epoxy liner. The electrical system has been upgraded and rear building staircase completely rebuilt. Attractive tenant offerings include: a quaint communal courtyard, secure gated entry and unbeatable walkability to nearby retail. Parking is offered with (5) attached single car garages also allowing potential for ADUs. With ample possibility for renovation, the property presents a strong value-add opportunity for an investor looking to extensively renovate the units in order to bring current rents to market and maximize overall cash flow.



## Essential Information

MLS® #	250023757SD
Price	\$2,850,000

Bathrooms	0.00
Acres	0.15
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Ben Sierpina
Listing Office	Marcus & Millichap

### **Community Information**

Address	3225 Adams Avenue
Area	92116 - Normal Heights
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92116

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	108
Short Sale	N
RE / Bank Owned	N

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