

\$2,825,000 - 4539 36th Street, San Diego

MLS® #250028296SD

\$2,825,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Diego,

WHITEWATER Commercial Real Estate is pleased to present a 7-unit apartment complex in the thriving and hip neighborhood of Normal Heights. 4539 36th Street was built in 1976 and fully renovated in 2022. 4539 36th St current unit mix consists of (1) two-bedroom/two- bathroom unit and (6) one-bedroom/one-bathroom units. The units also have access to off-street parking with (8) surface spaces and (1) two-car garage. The property has been renovated, both inside and out, with high-end materials and a modern design. Upgrades include redesigned kitchens and bathrooms, in-unit laundry, and split system heating and air conditioning. Select units feature walk- in closets, balconies and vaulted ceilings. The property has also been retrofitted with dual pane vinyl windows and secure gated access to the courtyard. Professionally managed, this turnkey opportunity appeals to the passive investor who wish to add to their portfolio. With a walk score of 91 just 1.5 blocks south of the main throughfare in Normal Heights consisting of many bars and restaurants, Adams Ave., the property is well positioned with the investorâ€™s longevity in mind.



Essential Information

MLS® # 250028296SD

Price \$2,825,000

Bathrooms	0.00
Acres	0.14
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Carson Trujillo
Listing Office	Whitewater CRE Inc

Community Information

Address	4539 36th Street
Area	92116 - Normal Heights
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92116

Amenities

Parking Spaces	8
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Additional Information

Date Listed	May 22nd, 2025
Days on Market	91
Zoning	MR15B
Short Sale	N
RE / Bank Owned	N

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