

# **\$2,300,000 - 2336 Union Street, San Diego**

MLS® #250029062SD

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**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

Timeless 6-Unit Investment | Little Italy / Bankers Hill Border Located on the coveted border of Little Italy and Bankers Hill, this pride-of-ownership 6-unit apartment community blends vintage charm with modern upgrades. Built in 1937, the 3-story property features (4) oversized 2BD/1BA units and (2) 1BD/1BA units—many with updated kitchens, modern appliances, walk-in closets, and sweeping views of San Diego Bay, Downtown, and Point Loma. The 2BD units range from approx. 950–1000 sq. ft. Flexible floor plans and thoughtful updates throughout enhance livability and appeal. Recent improvements include dual-pane windows, updated finishes, newer appliances, and a premium Sully Jones roof with warranty. Tenants enjoy an on-site laundry facility and a beautifully landscaped shared backyard—a rare find in this walkable, urban location. Just blocks from top hospitals (UCSD & Scripps Mercy), Balboa Park, California Western School of Law, and the shops and dining of Little Italy. Excellent freeway and airport access make it ideal for professionals and long-term tenants. With steady income, proven tenancy, and value-add potential, this is a rare opportunity to own a character-rich, stable asset in one of San Diego’s most in-demand rental markets. Shown with accepted offer only. Proof of funds and DU approval required.



## **Essential Information**

MLS® #	250029062SD
Price	\$2,300,000
Bathrooms	0.00
Acres	0.11
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	John Shannon
Listing Office	Solace Realty, Inc.

### **Community Information**

Address	2336 Union Street
Area	92101 - San Diego Downtown
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92101

### **Exterior**

Exterior	Stucco, Plaster
Construction	Stucco, Plaster

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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