

\$1,250,000 - 4159 35th St, San Diego

MLS® #250031000SD

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Diego,

We are pleased to present 4159-63 35th Street, located in the highly regarded Cherokee Point neighborhood of San Diego, CA. This building consists of three (3) one-bedroom/one-bath units and one (1) two-bedroom/one-bathroom single family home. Additionally, this property two single car garages presenting ADU conversion potential. Located between Interstates 805 and 15 and bordered by Normal Heights to the north, City Heights to the east, and North Park to the west, Cherokee Point is known for its vibrant culinary scene, lively bars, and unique thrift stores, making it a highly attractive area for renters. This property presents a significant value-add opportunity for investors aiming to capitalize on the growth and demand in one of San Diego's prime rental markets. The central location and dynamic community of Cherokee Point ensure strong demand for rental units, with strategic renovations and upgrades offering considerable potential to elevate the property's value and achieve market-standard rental rates. 4159-63 35th Street is a compelling investment opportunity in a thriving neighborhood. Its prime location, vibrant community, and potential for significant value appreciation make it attractive to both renters and investors. This property offers a promising chance to invest in a flourishing market, with substantial returns possible through strategic enhancements and management.



Essential Information

MLS® #	250031000SD
Price	\$1,250,000
Bathrooms	0.00
Acres	0.00
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Austin Huffman
Listing Office	Marcus & Millichap

Community Information

Address	4159 35th St
Area	92104 - North Park
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92104

Additional Information

Date Listed	June 18th, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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