

# \$1,599,000 - 4481 Utah, San Diego

MLS® #250032612SD

**\$1,599,000**

2 Bedroom, 2.00 Bathroom, 1,466 sqft

Residential on 0 Acres

North Park, San Diego,

Unlock the potential of this ideally located 7,000 sq ft lot in the heart of North Park Zoned RM-2-5 with Tier 3 Complete Communities and an impressive 6.5 FAR, the site offers rare entitlement flexibility for high-density residential infill. The existing Spanish-style residence includes 2 bedrooms, 2 bathrooms, a spacious family room (optional 3rd bedroom), and a large detached 2-car garage. Investors have the flexibility to retain the existing home for immediate rental income while developing additional units at the rear, or maximize the lot with a full-scale multi-unit project. Unlock the potential of this ideally located 7,000 sq ft lot in the heart of North Park Zoned RM-2-5 with Tier 3 Complete Communities and an impressive 6.5 FAR, the site offers rare entitlement flexibility for high-density residential infill. The existing Spanish-style residence includes 2 bedrooms, 2 bathrooms, a spacious family room (optional 3rd bedroom), and a large detached 2-car garage. Investors have the flexibility to retain the existing home for immediate rental income while developing additional units at the rear, or maximize the lot with a full-scale multi-unit project.



Built in 1940

## Essential Information

MLS® # 250032612SD

Price \$1,599,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,466
Acres	0.00
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Justin Santos
Listing Office	South Coast Commercial, Inc.

## Community Information

Address	4481 Utah
Area	92116 - Normal Heights
Subdivision	North Park
City	San Diego
County	San Diego
Zip Code	92116

## Amenities

Parking Spaces	5
Parking	Driveway
# of Garages	2
Garages	Driveway
Pool	None

## Exterior

Roof	Flat, Rolled/Hot Mop, Spanish Tile
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## Interior

Appliances	Gas Range, Microwave, Refrigerator
Heating	Fireplace(s), Natural Gas
Cooling	None, Wall/Window Unit(s)
# of Stories	1
Stories	One

## Additional Information

Date Listed	July 7th, 2025
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Days on Market	7
Zoning	RM 2-5
Short Sale	N
RE / Bank Owned	N

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