

# \$2,095,000 - 4455 Winona Ave, San Diego

MLS® #250033624SD

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**\$2,095,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

4455 Winona Avenue is a seven-unit apartment building located in the Talmadge community of San Diego, north of El Cajon Boulevard. The 5,006 sqft building was built in 1990 and consists of (3) one-bedroom, one bath units, (2) two-bedroom, one bath units, (1) two-bedroom, two bath unit, and (1) three-bedroom, two bath unit. The property also includes five (5) single-car garages, (7) surface parking spaces, and laundry facilities. The building has been well-maintained, with a new roof installed in 2021. Rents remain low with long-term tenants, presenting significant rental upside through lease turns and unit updates. Talmadge is in close proximity to San Diego State University (SDSU), as well as three additional desirable sub-markets in San Diego: North Park, Kensington, and Normal Heights. All these prime, central San Diego locations offer many options for walkable dining, retail, grocery shopping, and recreational activities, as well as convenient access to major freeways and public transit. \*\* All units are occupied. Please do not go on the property or disturb the tenants. \*\*



## Essential Information

MLS® #	250033624SD
Price	\$2,095,000
Bathrooms	0.00
Acres	0.14

Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Glen Henderson
Listing Office	LPT Realty, Inc

## Community Information

Address	4455 Winona Ave
Area	92115 - San Diego
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92115

## Amenities

Parking Spaces	12
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## Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

## Interior

Heating	Wall Furnace
Cooling	Wall/Window Unit(s)

## Additional Information

Date Listed	July 16th, 2025
Days on Market	62
Zoning	R-4:MULTIP
Short Sale	N
RE / Bank Owned	N

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