

\$1,475,000 - 3534 36 Collier Ave, San Diego

MLS® #250034316SD

\$1,475,000

5 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

Normal Heights, San Diego,

Two beautifully rebuilt homes on one lot with significant ADU potential and long-term value, located in PRIME Normal Heights. Ideal for owner-occupant or investor to live in either the front or back house and rent out the other. Front home is a spacious 2BR/2BA approx. 900 SF with in-unit laundry, detached garage, and new HVAC. Rear home is a 3BR/1BA approx. 1,233 SF with its own garage and in-unit laundry. Pro forma rents are projected at \$3,500 for the 2 bed/2 bath unit and \$4,500 for the 3bed/1 bath unit. Extensive high-end remodel just completed. upgrades include: all new plumbing, electrical (rough + finish), new electrical panels, new roofs on both homes & garages, new foundations w/ engineering cert, new dual-pane windows, new drywall throughout front house, new siding, full interior & exterior paint, new garage doors, new flooring & baseboards, new doors/hardware, custom arched hallway, new walk-in closets, all new kitchens w/ custom cabinetry, Taj Mahal & Onyx quartz counters, 30" range, 36" fridge, 24" DW, new lighting & ceiling fans, new tiled baths, vanities, mirrors & accessories throughout. Located just blocks from Adams Ave shops, dining, parks & freeway access. A rare, fully upgraded Normal Heights duplex with excellent rental potential!



Built in 1960

Essential Information

MLS® #	250034316SD
Price	\$1,475,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Year Built	1960
Type	Residential Income
Status	Closed
Listing Agent	Joey Belcastro
Listing Office	LANDMARK MULTIFAMILY AND DEVEL

Community Information

Address	3534 36 Collier Ave
Area	92116 - Normal Heights
Subdivision	Normal Heights
City	San Diego
County	San Diego
Zip Code	92116

Exterior

Roof	Composition
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Interior

Cooling	None
# of Stories	1
Stories	One

Additional Information

Date Listed	July 24th, 2025
Days on Market	34
Short Sale	N
RE / Bank Owned	N

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