

# **\$2,895,000 - 4961 Coronado Ave, San Diego**

MLS® #250035386SD

**\$2,895,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

8 UNITS OCEAN BEACH Rare Ocean Beach Investment Opportunity - Steps from the Cliffs An extraordinary investment opportunity in one of San Diego's most coveted coastal neighborhoods. This exceptional South Ocean Beach property sits mere steps from the cliffs, offering investors an unparalleled combination of prime location, recent upgrades, and exceptional value. Property Highlights - Single Level Property ( No SB721 Requirement) - Parking, Parking, Parking !!! - Updated Electrical, (lower insurance premiums) - Incredibly low Cost to Operate Recent Capital Improvements - New Roof - Upgraded Electrical - Newer Windows Exceptional Land Value - 7,000 square-foot lot - End Cap Alley Access-rare find in coastal San Diego - Lot orientation allows for end cap access (ideal for tuck under parking) - More than one parking space per unit - a premium amenity in Ocean Beach - Significant development potential and long-term appreciation opportunity Unbeatable Cashflow Fundamentals: \$361,875.00 per door 5+CAP with one rent increase - Turnkey units ready for immediate rental income - High-demand coastal location ensures strong rental market - Minimal capital expenditure required due to recent improvements



## **Essential Information**

|                |                              |
|----------------|------------------------------|
| MLS® #         | 250035386SD                  |
| Price          | \$2,895,000                  |
| Bathrooms      | 0.00                         |
| Acres          | 0.16                         |
| Type           | Commercial Sale              |
| Sub-Type       | Mixed Use                    |
| Status         | Closed                       |
| Listing Agent  | Kevin Hemstreet              |
| Listing Office | South Coast Commercial, Inc. |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4961 Coronado Ave   |
| Area        | 92107 - Ocean Beach |
| Subdivision | N/A                 |
| City        | San Diego           |
| County      | San Diego           |
| Zip Code    | 92107               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 9 |
|----------------|---|

## Exterior

|              |                        |
|--------------|------------------------|
| Exterior     | Drywall, Frame, Stucco |
| Roof         | Composition            |
| Construction | Drywall, Frame, Stucco |

## Interior

|         |              |
|---------|--------------|
| Heating | Wall Furnace |
|---------|--------------|

## Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | August 4th, 2025 |
| Days on Market  | 63               |
| Zoning          | RM-2-4           |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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