

# \$1,200,000 - 2252 Kearney Ave, San Diego

MLS® #250044556SD

## \$1,200,000

3 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

Logan Heights, San Diego,

Building plans are completed and permits are ready to issue, presenting a shovel-ready redevelopment across two combined parcels currently occupied by two single-family homes slated for demolition. Approved plans call for 11 newly constructed units—a new 2-bed/2-bath single-family residence plus 10 additional units, featuring a mix of efficient 2-bed units (~600–750 sq ft) and larger 4-bed units (~1,100–1,200 sq ft) totaling ~8,469 buildable sq ft. This diversified unit mix supports strong rentability across multiple tenant profiles while maximizing yield on cost. The property is located in an Opportunity Zone—offering potential tax advantages for qualified investors—and within the SDA Overlay. With completed plans and permits ready to issue, investors can bypass entitlement delays and move directly into construction. Building plans attached in Documents Section. Buyer responsible for remaining construction and permitting fees.



Built in 2003

## Essential Information

MLS® #	250044556SD
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Acres	0.17
Year Built	2003

Type	Residential Income
Status	Closed
Listing Agent	Daniel Sipher
Listing Office	Landmark Multifamily and Development

### **Community Information**

Address	2252 Kearney Ave
Area	92113 - Logan Heights
Subdivision	Logan Heights
City	San Diego
County	San Diego
Zip Code	92113

### **Interior**

Cooling	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	November 21st, 2025
Days on Market	96
Short Sale	N
RE / Bank Owned	N

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