

# \$3,000,000 - 4052 Oregon Street, San Diego

MLS® #250046288SD

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## \$3,000,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

**\$200K PRICE IMPROVEMENT!!! 9 Unit Apartment Building in North Park For Sale!**  
4.5% CAP RATE. 14.9 GRM. Property is gated with intercom access, 4 Garages in the alley and 4 tandem off-street parking spaces in front. The property is conveniently located across the street from the North Park Recreation Center and Community Park and in walking distance to multiple eateries. Unit interiors have been substantially renovated, and the concrete parking area in front was recently replaced. Large multifamily housing project on the North side of the property is currently under construction and may lead to a significant positive effect on the 4052 Oregon Street's market rents once project is completed and fully leased. ---Bring all offers / Owner may consider a seller carry back---



## Essential Information

MLS® #	250046288SD
Price	\$3,000,000
Bathrooms	0.00
Acres	0.16
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Daniel Melroy
Listing Office	Melroy Investments Inc

## Community Information

Address	4052 Oregon Street
Area	92104 - North Park
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92104

### **Amenities**

Parking Spaces	12
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### **Exterior**

Exterior	Stucco
Roof	Composition
Construction	Stucco

### **Interior**

Heating	Wall Furnace
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### **Additional Information**

Date Listed	December 30th, 2025
Short Sale	N
RE / Bank Owned	N

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