

\$1,250,000 - 6673 75 Amherst St, San Diego

MLS® #260001837SD

\$1,250,000

4 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

San Diego, San Diego,

Rare opportunity to add up to 6 ADUs on this large DOUBLE LOT with existing Duplex, detached Garage, Alley access, and strong SDSU rental demand. ADU Feasibility Study available. Sale includes adjacent lot (468-230-15-00) for a combined 16,892 sq ft. Zoned RS-1-7 in a Transit Priority Area. Duplex consists of 2x 2bed/1bath units with new waste & sewer lines in crawlspace, new windows, & new exterior paint. The larger unit is a generous 1,062 sq ft with hardwood floors, fresh interior paint, and is currently vacant which may allow reconfiguration into a 3/2 for added upside. The other unit is 822 sq ft with hardwood under carpet and currently rented MTM (long-term tenant far below market). Both units have central AC & heating. Detached structure is 520 sq ft and currently contains a laundry room & 2x 1-car garages that may be converted while still leaving plenty of space for off-street parking. Rear private road from alley ends at the property so there is no through traffic. Perfect for a buyer looking to live in one and rent the other with massive equity-building potential, or a savvy investor looking for a development deal. Property was fumigated in Oct 2025 with Termite Clearance. Pre-Inspection & repairs completed.



Built in 1942

Essential Information

MLS® # 260001837SD

Price	\$1,250,000
Bedrooms	4
Bathrooms	2.00
Acres	0.39
Year Built	1942
Type	Residential Income
Status	Closed
Listing Agent	Emil Ayoub
Listing Office	LPT Realty, Inc

Community Information

Address	6673 75 Amherst St
Area	92115 - San Diego
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92115

Exterior

Roof	Composition
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Interior

Appliances	Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

Additional Information

Date Listed	January 28th, 2026
Days on Market	29
Zoning	RS-1-7
Short Sale	N
RE / Bank Owned	N

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