

# \$1,495,000 - 4604 University Ave., San Diego

MLS® #200045769

## \$1,495,000

Bedroom, 1.00 Bathroom, 6,438 sqft  
Commercial on 0 Acres

N/A, San Diego, CA

6,438 sf retail building zoned CC-5-4 is perfect for an owner/user as the current tenant is month-to-month. Located in an Opportunity Zone with 23,500+ vehicles per day driving by.

Solid Central San Diego location. Tenant pays utilities, repairs, and maintenance. Owner pays taxes, roof, and insurance. Corner location. Stand alone building. 6 on-site gated parking spaces + free street parking in front. High 18+ foot ceilings. Current tenant is paying only \$1.17 psf per month and is using the property as a warehouse for his beauty supply distribution business. Huge upside potential here. Redevelop, split into multiple storefronts, renovate, self-storage, etc....

Built in 1960

## Essential Information

MLS® #	200045769
Price	\$1,495,000
Bathrooms	1.00
Square Footage	6,438
Acres	0.21
Year Built	1960
Type	Commercial
Sub-Type	Commercial-Off/Rtl/Ind
Status	ACTIVE

## Community Information



Address	4604 University Ave.
Area	EAST SAN DIEGO (92105)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92105

### **Amenities**

Amenities	6 gated open parking spaces
Parking	On Site, Street

### **Interior**

# of Stories	1
Stories	1 Story

### **Exterior**

Roof	Composition
Construction	Block, Brick, Concrete, Stucco

### **Additional Information**

Date Listed	September 21st, 2020
Days on Market	7
Zoning	CC-5-4

### **Listing Details**

Listing Office	Apartment Consultants, Inc.
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