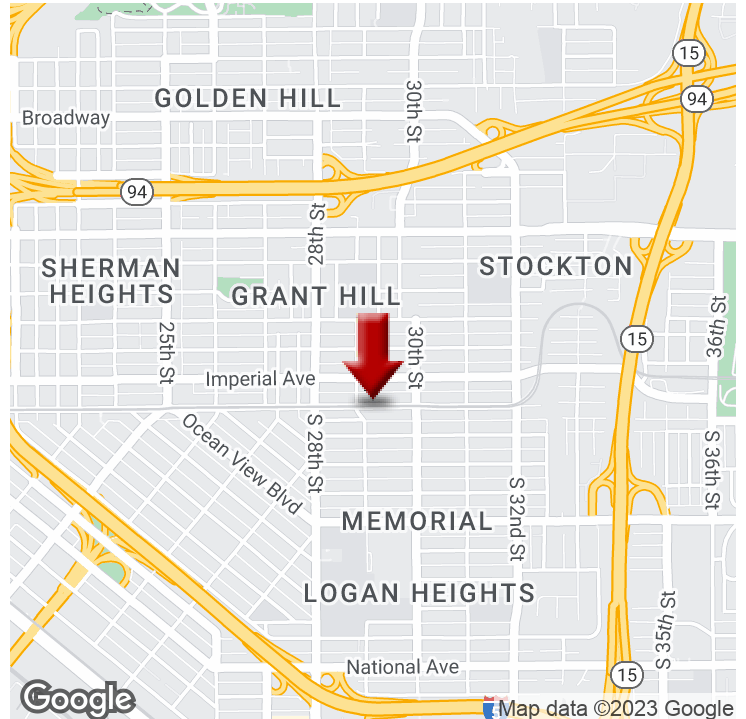


INDUSTRIAL FOR SALE

2929 COMMERCIAL ST OPPORTUNITY ZONE SAN DIEGO WAREHOUSE AND LAND

2929 Commercial , San Diego, CA 92113



OFFERING SUMMARY

SALE PRICE:	\$3,499,950
AVAILABLE SF:	
LOT SIZE:	43,000 SF
YEAR BUILT:	1956
BUILDING SIZE:	10,800 SF
ZONING:	CN-1-4
PRICE / SF:	\$324.07

PROPERTY OVERVIEW

Just Reduced price from \$4,000,000. Opportunity Zone! Ready to sell. Hot ticket investment in Logan Heights! This is a rare opportunity to buy, invest or develop in one of the hottest area with a ton of potential. This property has railroad tracks directly in front of the building and trains are going by regularly. This property is two parcels 545-363-01-00 and 545-363-02-00, totaling 43216 sq ft (1 acre) of land, zoned for CN-1-4, 65 ft height limit, one unit per 1000 sq ft. Check with City for specifics on how many units may be built. It has been home to Atlas Chemical since 1927 and used as warehouse, distribution and storage. This industrial property has fenced secured yard and is 10 minutes away from San Diego International Airport, Convention center, Petco park and within walking distance to local transportation, bars and restaurants. Buyer to verify. It has 1 large warehouse with office. High ceilings. Seller says 3 phase electric for very powerful electricity and high ampage. 2 other small buildings for electrical and storage. Huge Lot. (3) Dock High loading for semi trucks. Roll up doors and easy access in and around.

PROPERTY HIGHLIGHTS

- Red Car Trolley in front of building.
- NC-1-4 may be 1 unit development/1000ft. Check with City.
- Opportunity Zone.
- 10,800 sq ft building warehouse with small office.

KW COMMERCIAL
7817 Ivanhoe Avenue
La Jolla, CA 92037

LOU LOLLIO
Commercial Managing Director
O: 760.659.0305
C: 310.293.9860
loulollo@kw.com
CA #00829436

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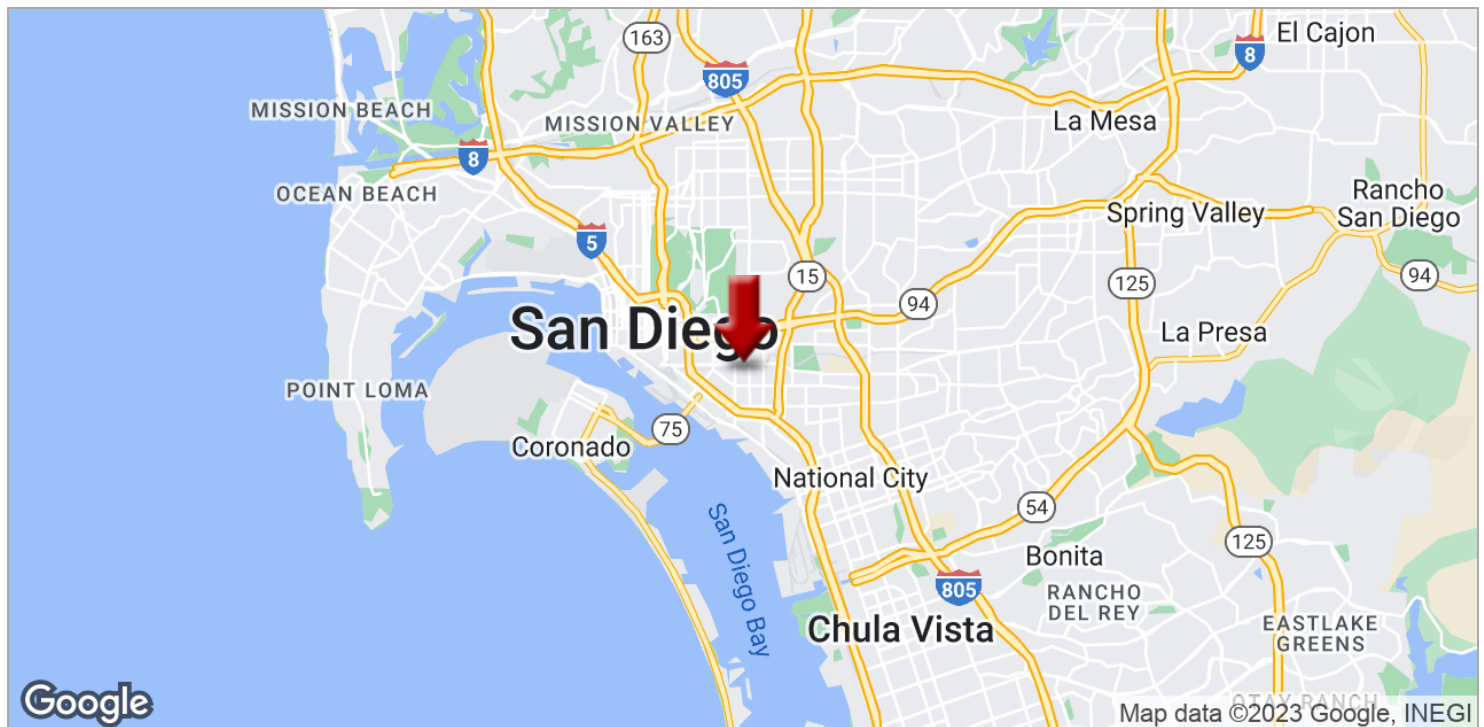
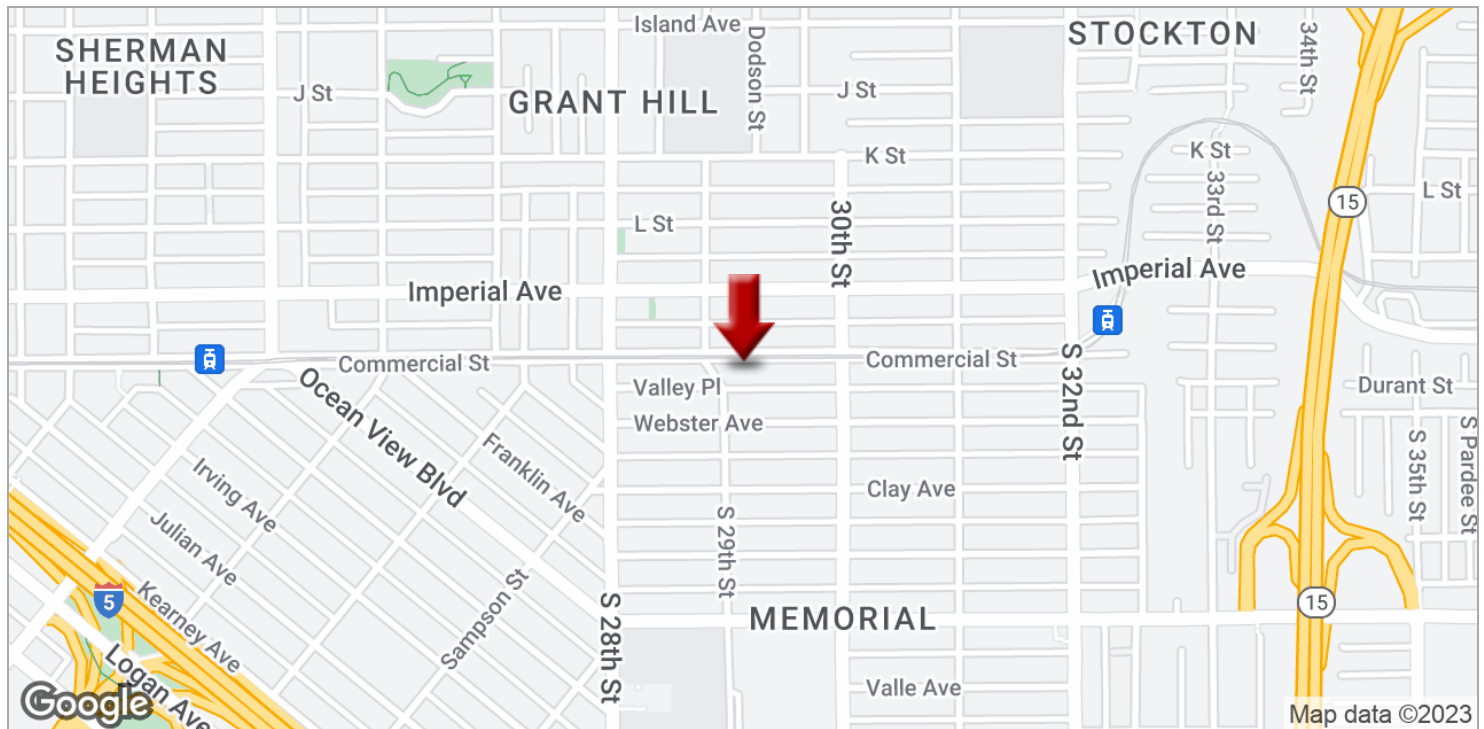
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