### **Bankers Hill Office Building**

3575, 3577 & 3579 Fourth Avenue, San Diego, CA 92103





### **Building:**

> Building: Main +/- 1,566 SF

1950 Addition +/- 656 SF 1BR Apartment +/- 656 SF Total: 2,879 SF

> Land: 6,516 SF

> Parking: 11 spaces in rear, alley access

> Zone: NP-1

> APN: 452-406-04

> Built: +/-1910 / Addition 1950

> Price: \$1,650,000

#### Features:

> Main building has wooden floors / large conference room / kitchen area / bay window / cove ceiling / air conditioning /new copper plumbing / eight offices currently generates \$600-\$900 per month income each. Located in highly desirable Bankers Hill, quiet neighborhood, walk to San Diego top restaurants. Great owner/user opportunity. 10% SBA financing available to qualified buyer.

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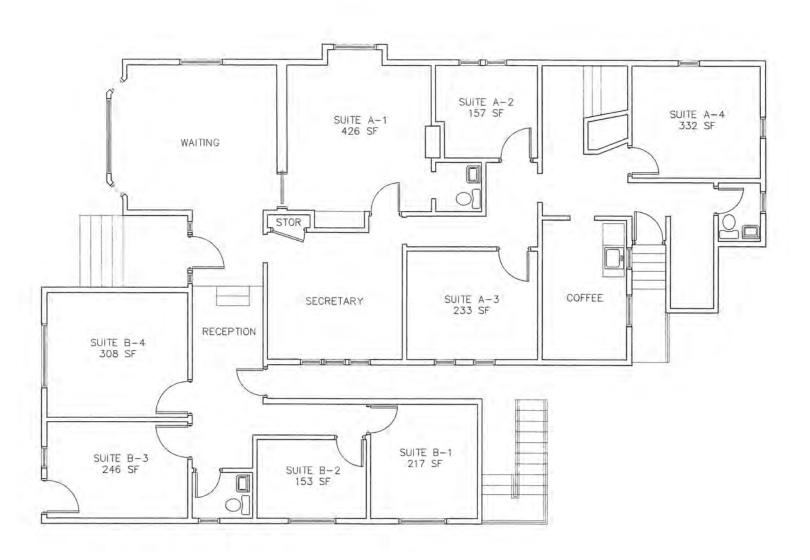
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