

3920 CONDE ST | FOR SALE

OLD TOWN • SAN DIEGO, CA 92110



List Price : \$1,720,000

- Current Use: Office
- 2,231 Square Feet
- Lot Size: 4,602 Square Feet
- Zoning: OTRM-2-2 - JEFFERSON SUB-DISTRICT
- FAR: 1.2
- Parcel No.: 443-721-09-00
- 3 Parking Spaces (3 + 2 tandem spaces to totalling 5)

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Centrally located in Old Town San Diego, this unique office building on a 4,602 lot has the curb appeal of beautiful Spanish-style home. Property is currently used by the owner as an office for his business and is otherwise a blank canvas for your future vision, be it for commercial or residential purposes. Suite A is 1,600sf, vaulted entry way, reception, 3 private offices, open office area, kitchenette, storage areas and 2 restrooms including 1 with shower. Suite B is 631sf, private entrance, open office area, kitchenette, conference room, storage closet and restroom. Property is within walking distance to numerous restaurants and retail amenities. Driveway provides 3 single spaces and 1 tandem space for total of 5 parking spaces. Convenient access to Interstates 5 and 8, as well as, Old Town Transit Center which is serviced by city buses, Trolley, Amtrak trains and Coaster.



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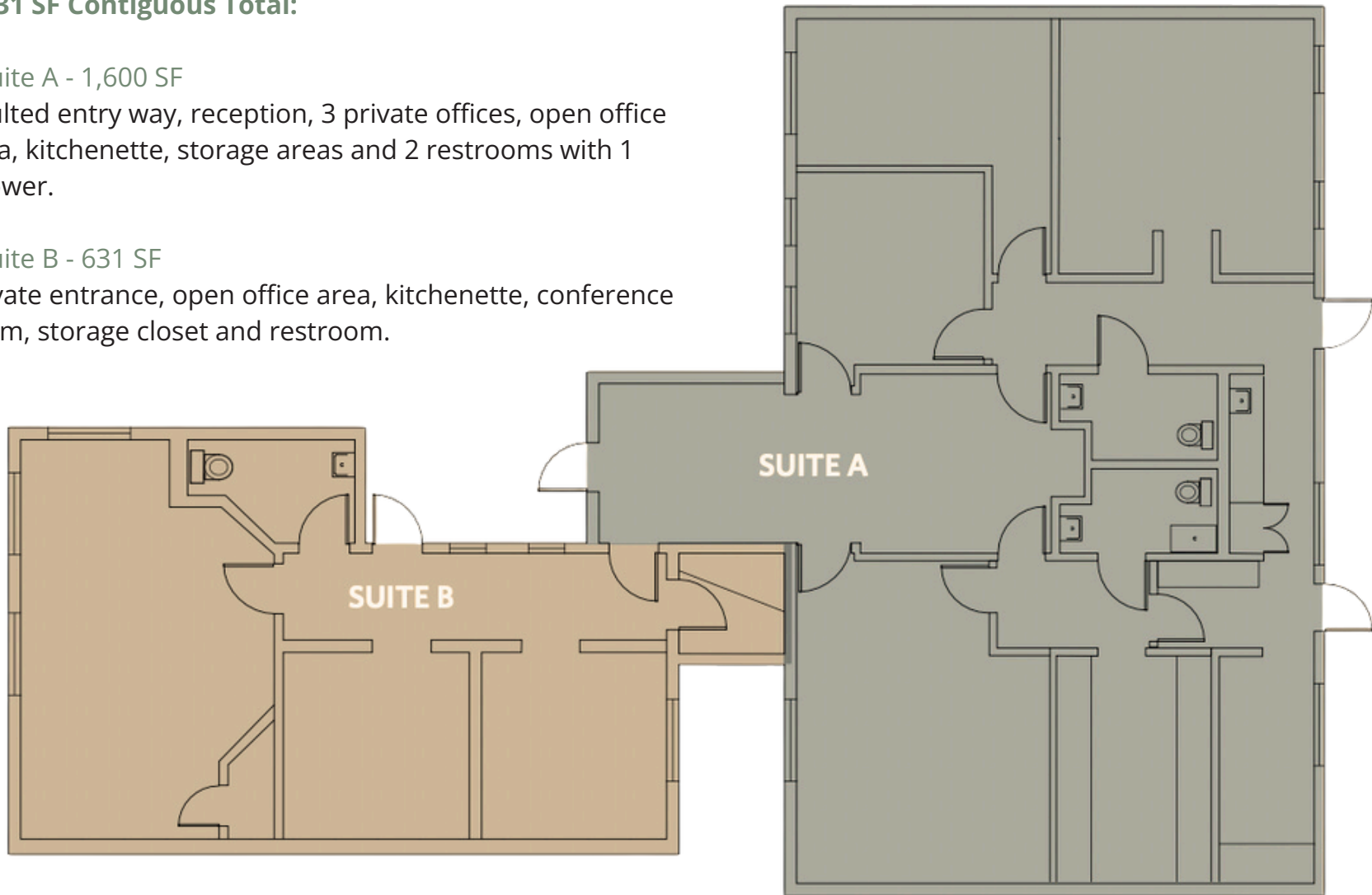
2,231 SF Contiguous Total:

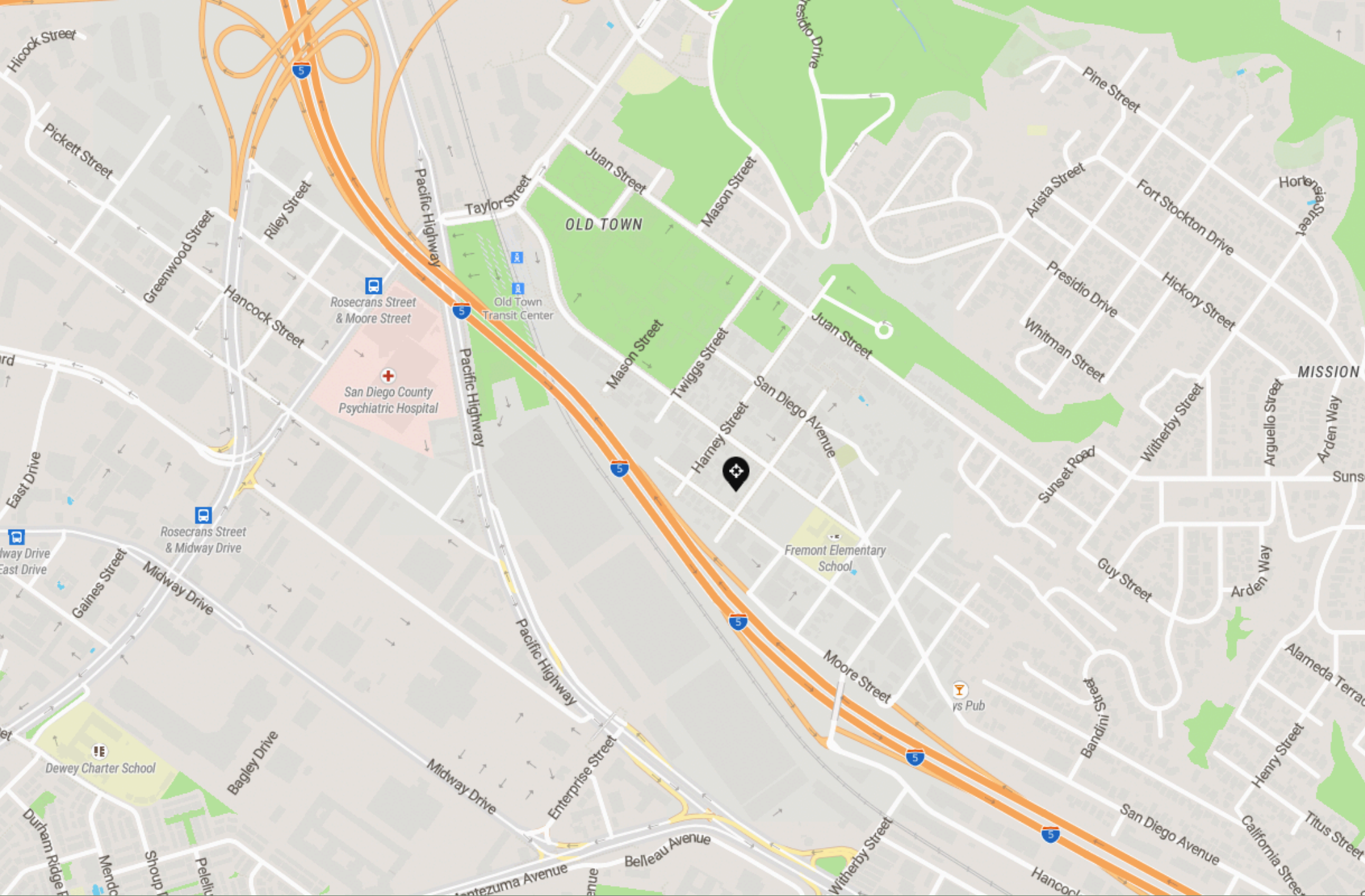
- Suite A - 1,600 SF

Vaulted entry way, reception, 3 private offices, open office area, kitchenette, storage areas and 2 restrooms with 1 shower.

- Suite B - 631 SF

Private entrance, open office area, kitchenette, conference room, storage closet and restroom.





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