

3314–3316 E STREET

SAN DIEGO, CALIFORNIA 92102

TWO RESIDENCES • GATED PARKING • SELLER FINANCING



HANNAH HALLER

Street frontage



Gated street frontage and the two address markers.

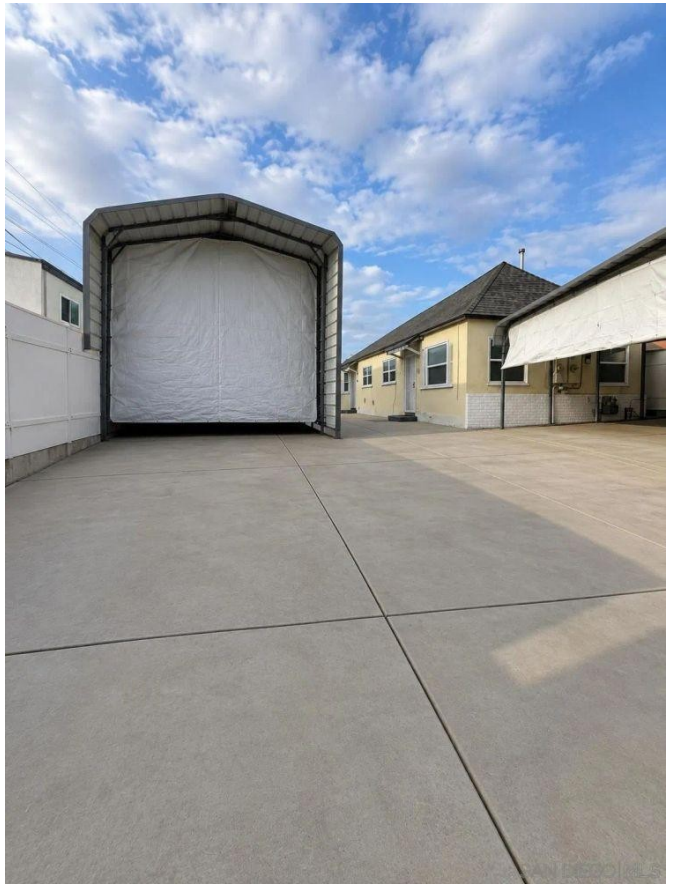


Elevated view of the concrete driveway and covered areas.

Covered parking



Wide side carport with room for vehicles and a trailer.



Tall covered bay next to the duplex.

Two separate residences

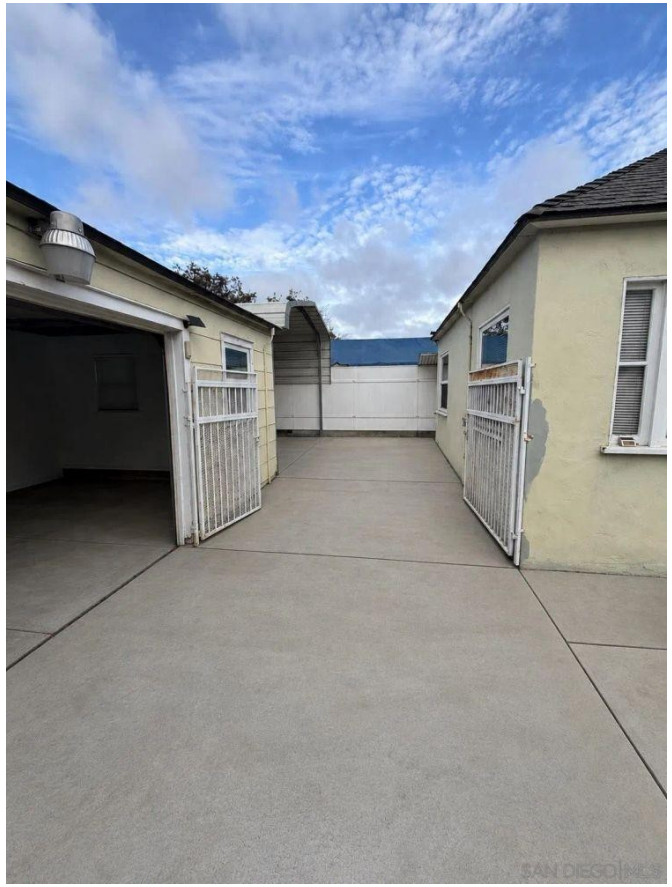


Entry to the 3316 residence.



Entry to the 3314 residence.

Garage and access



Paved passage between the buildings.



Garage opening and adjoining paved area.

PROPERTY FROM UP ABOVE

NEIGHBORHOOD CONTEXT / THE PROPERTY IS MARKED IN THE AERIAL



THE PROPERTY FROM ABOVE

DUPLEX, GARAGE AND COVERED PARKING / PROPERTY MARKED IN THE AERIAL





TWO HOMES.
ONE FLEXIBLE SITE.

Two separate one-bedroom, one-bath residences sit on a 4,490 sq ft parcel, each with its own street address. Seller reports two water meters, two gas meters, and two sewer lines.

Dual-pane windows and a shared wall layered with soundboard, foam, and drywall help create privacy. The roof and water heaters are about four years old; the electrical panel was updated about 12 years ago.

Seller-reported details. Buyer to verify all dimensions, improvements, and permitted uses.



ROOM FOR THE BIG STUFF.

A custom concrete parking pad connects several covered areas. The long run measures about 78 ft long, 14 ft wide, and 14 ft high. The side entry carport measures about 30 ft wide, 20 ft deep, and 10 ft high; the rear bay measures about 11 ft wide, 24 ft deep, and 9 ft high.

Seller reports a 50-amp laundry connection on the right of the entry carport and a 30-amp connection on the left with potential RV use.

Seller-reported details. Buyer to verify all dimensions, improvements, and permitted uses.



GARAGE & FUTURE IDEAS.

The 24 × 20 ft garage is drywalled and insulated. Seller identifies a 7 × 7 ft area for a possible bathroom and reports a diagonal cut in the concrete slab toward it.

These features may support exploration of a third unit. The rear carport area may also be evaluated for a separate ADU. Any conversion or new construction depends on zoning, utility capacity, plans, permits, and approvals.



POTENTIAL BATH AREA

Seller-reported details. Buyer to verify all dimensions, improvements, and permitted uses.

THE PROPERTY

Two residences with separate utilities



$849,000

Offering price

2 one-bedroom residences

4,490 sq ft lot

Both residences are currently listed as vacant

2 separate water meters

2 separate gas meters

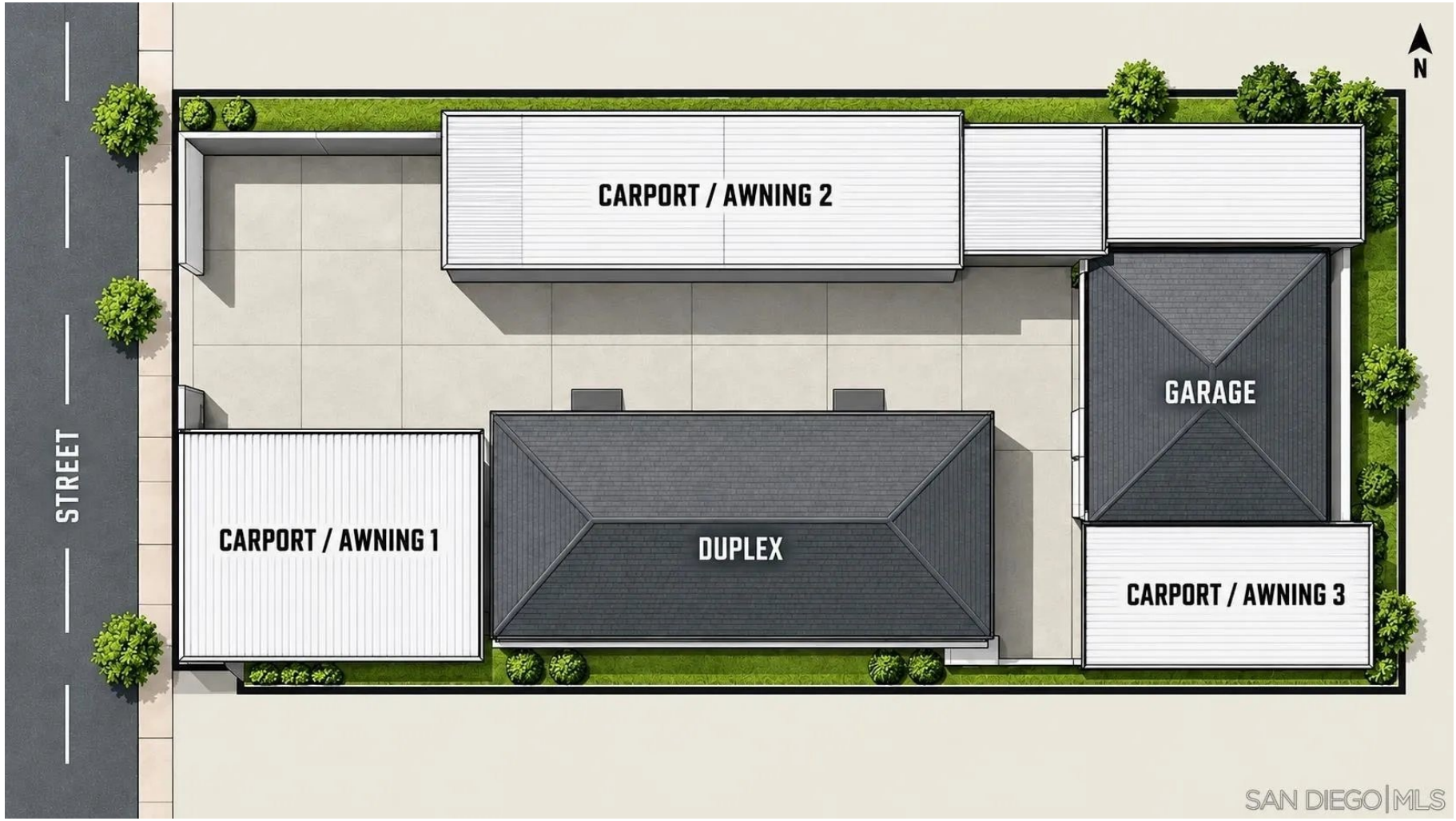
2 sewer lines

Seller reports an electrical panel update about 12 years ago

Built in 1950 • MLS #260023386

THE SITE

Site layout and aerial perspective



Concept illustration. Verify boundaries, structures, dimensions, and permitted uses.

ADDITIONAL COVERED AREAS

Side entry carport and rear bay, outside and in





SIDE

30 × 20 × 10 ft

Wide × deep × high



REAR

11 × 24 × 9 ft

Wide × deep × high

RIGHT SIDE | Seller reports a 50-amp connection for laundry hookups

LEFT SIDE | Seller reports a 30-amp connection with possible RV use

Seller-reported. Verify outlet types, electrical capacity, and RV compatibility.



SELLER FINANCING

$250,000

down payment

8.5%

interest rate

30-YEAR AMORTIZATION

BALLOON DUE IN 15 YEARS

Seller financing: $250,000 down, 8.5% interest, payments amortized over 30 years. Remaining principal balance due as a balloon payment at the end of year 15.
All terms subject to a written agreement.



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Arrival and parking



Gated entry



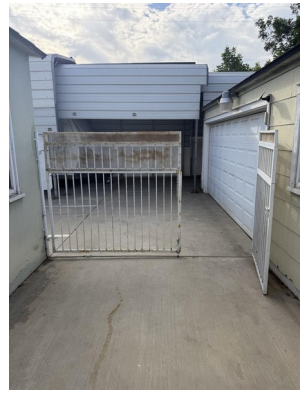
Garage



Rear covered bay



Passage



Side gate

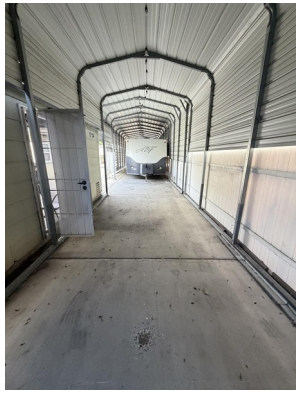
Covered areas and access



Rear carport · approximately 11 × 24 × 9 ft



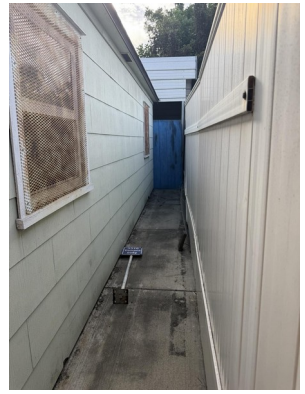
Long covered run



Inside bay



Between buildings



Service corridor

Details around the property



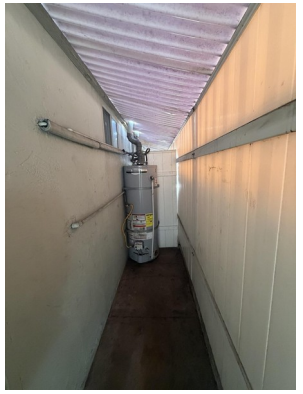
Canopy interior



Electric meters



Side passage



Water heater

Interior and bath



Bedroom with window and natural light.



Bathroom with tub and shower.

Living and kitchen



Interior room and wall of windows.



Kitchen and its existing cabinetry.