1747-1749
Fern St, San Diego, CA 92102



VALUE ADD MULTIFAMILY IN SOUTH PARK
TWO SINGLE FAMILY HOMES + ADDITIONAL LAND

ENDURING REAL ESTATE
3990 Old Town Ave, Ste B-208
San Diego, CA 92110
www.enduringrealestate.com
RE Lic #01977797

Exclusively Offered By:

Kevan McDougal
619-884-8391
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RE Lic. #01994492

MEMBER RETAIL BROKERS NETWORK
ICSC INNOVATING COMMERCE SERVING COMMUNITIES

THE OFFERING



Enduring Real Estate is pleased to present this turnkey short-term rental investment opportunity in San Diego's South Park neighborhood. 1747-1749 Fern St is a unique two-house offering situated on a single 6,406 SF parcel. The unit mix consists of (1) detached single-family home at 1747 Fern St (4 Bedroom, 2 Bath) and (1) detached single-family home at 1749 Fern St (3 Bedroom, 2 Bath). Both homes are permitted for short-term rental use and are currently operating as income-producing Airbnb properties, offering a new owner immediate cash flow from day one.

With active STR permits already in place — an increasingly scarce and valuable asset in the City of San Diego given permit caps in many neighborhoods — this offering removes the entitlement risk and lead time typically associated with launching a short-term rental operation. A new owner can step in and continue operating both homes on Airbnb, or explore alternative uses, while benefiting from two separate structures on one parcel. The property offers convenient parking both on-street and via a rear lot, an added amenity for guests and a rarity for South Park's dense, walkable core.

PRICE: $1,795,000

Located in the heart of South Park, one of San Diego's most walkable and character-rich urban neighborhoods, the property is just blocks from South Park's boutique shops, coffee houses, and acclaimed restaurant row along Fern St and Grape St, as well as nearby Balboa Park, North Park, and Golden Hill. The neighborhood's tree-lined streets, Craftsman-era architecture, and strong walkability continue to drive premium nightly rates and consistent demand for short-term stays. South Park's proximity to Balboa Park, downtown San Diego, and major employment centers makes it a magnet for both leisure travelers and business visitors alike.

TERMS



PRICE:	$1,795,000
# OF UNITS:	Two Single Family Residences
PRICE PER UNIT:	$897,000/ per unit
PRICE PER SQ. FT.:	$855
GROSS SQ. FT.:	2,100 (estimated)
LOT SIZE:	6,406 SQ. FT./ 0.147 acres
ZONING:	RM-2-5
ADU PLANS:	**Link to ADU Plans** (not approved by the city of San Diego

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UNITS



PROPERTY:	1747 Fern St (SFR) 1749 Fern St (SFR)	4 Bed 2 Baths 3 Bed 1 Bath
INCOME:	Ask Broker for Airbnb Revenue	
BUILDINGS:	2 Buildings on 1 Parcel	
PARKING:	Large Lot in the Rear Roughly 2,250 SF Land	
AMENITIES:	❖Historical South Park Neighborhood ❖High Barrier to Entry ❖Walkable to Numerous Restaurants and Bars ❖Bike and Pedestrian Friendly	

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PROPERTY PHOTOS

1747 FERN STREET













CLICK TO VIEW 360°

FEATURES:

4
BEDROOMS

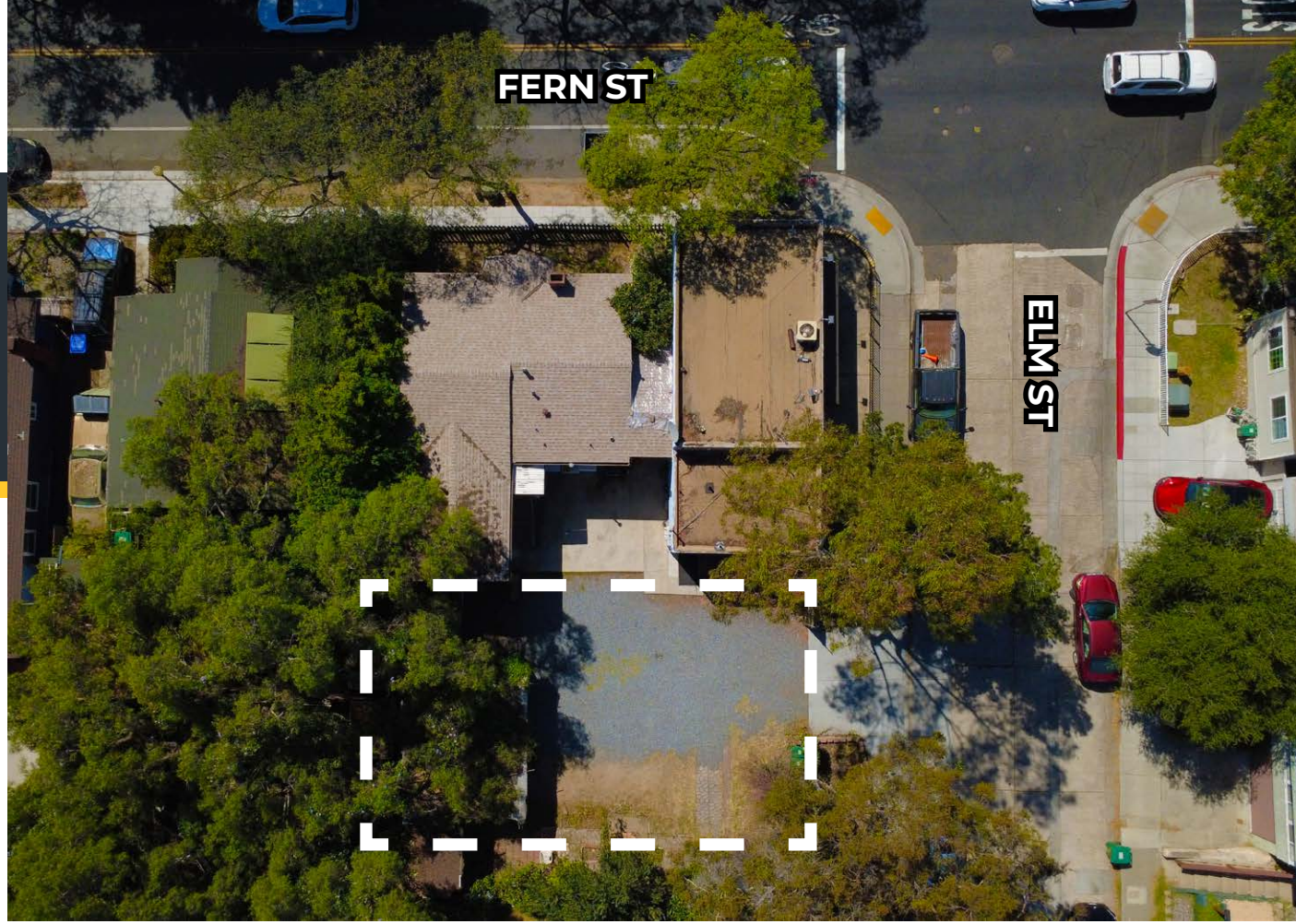
2
BATHROOMS

SINGLE FAMILY HOME

**APPROXIMATELY 2,250 SF OF LAND"*

PROPERTY PHOTOS

DEVELOPMENT POTENTIAL



REAR LOT

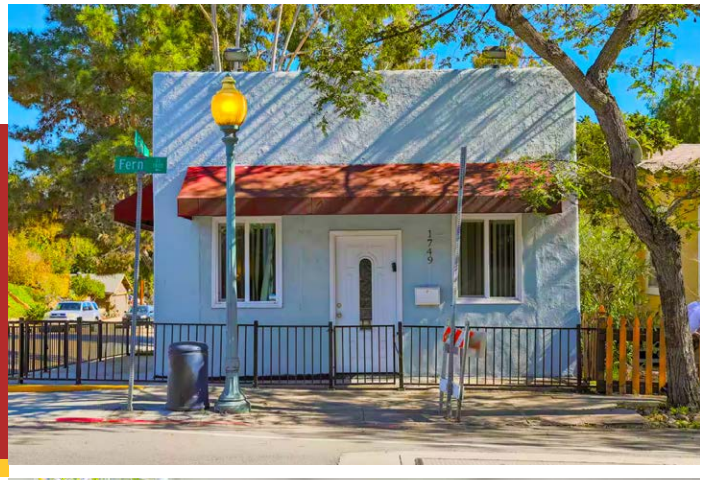
APPROXIMATELY 2,250 SF OF LAND

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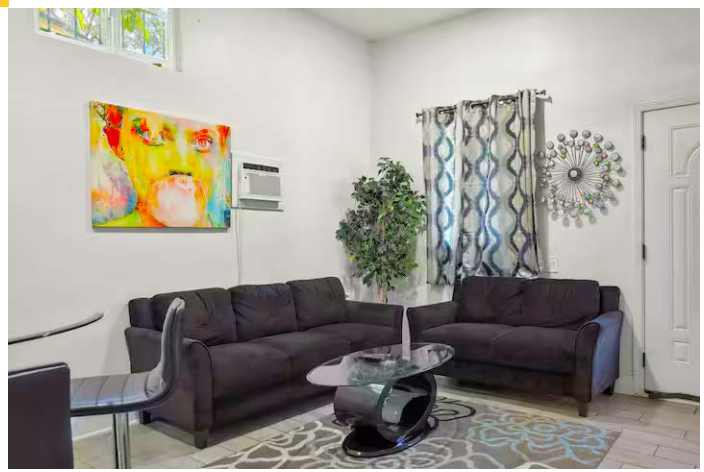
PROPERTY PHOTOS

1749 FERN STREET





CLICK TO VIEW 360°



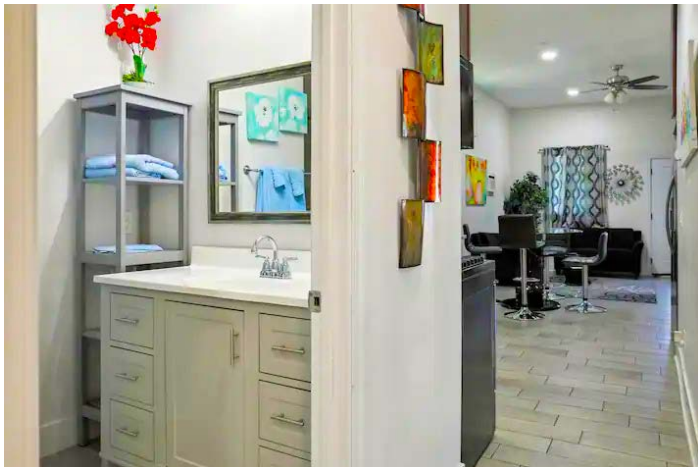


FEATURES:

3
BEDROOMS

1
BATHROOM





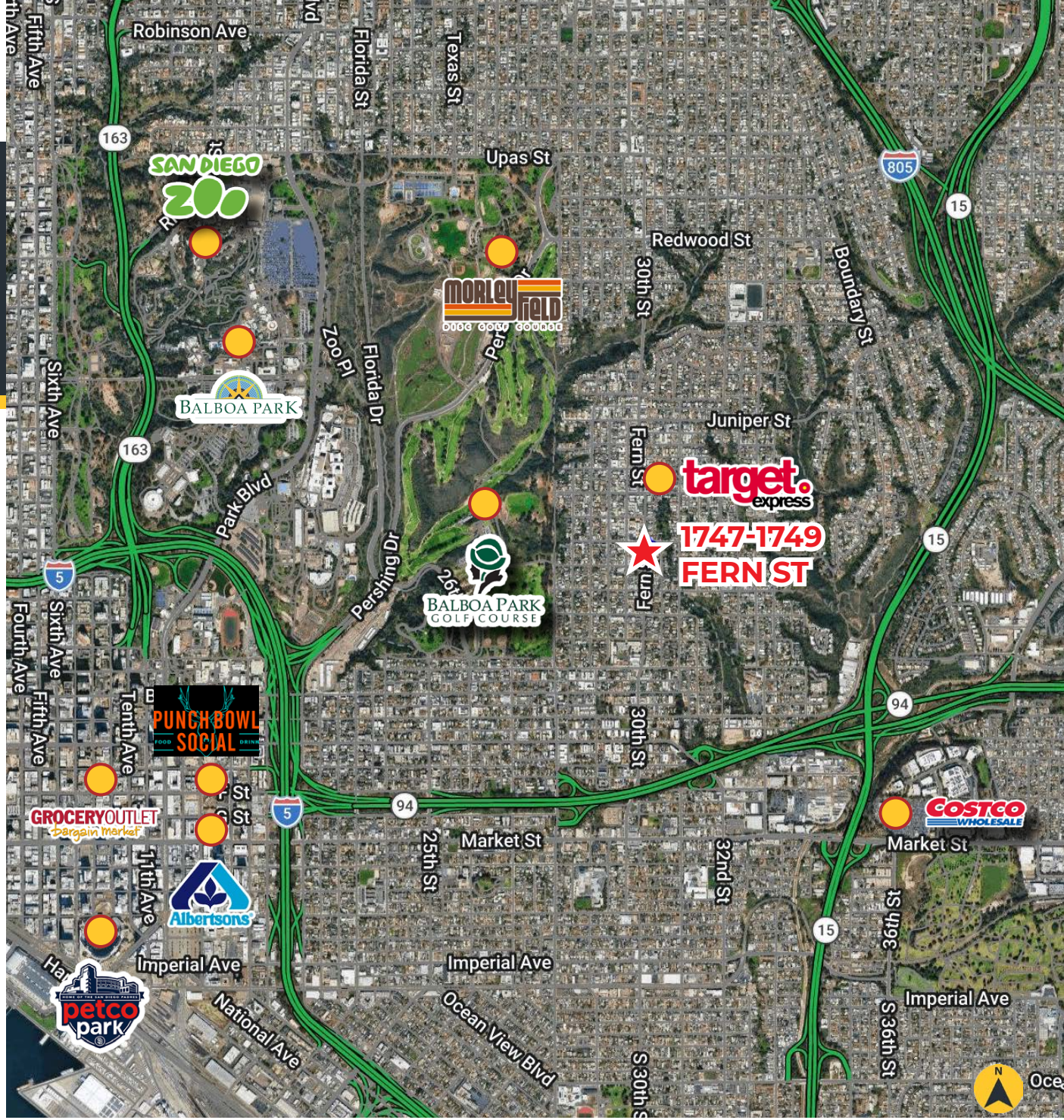
SINGLE FAMILY HOME

MARKET AERIAL

SOUTH PARK

15 MINUTES FROM DOWNTOWN SAN DIEGO AND BALBOA PARK

OVER 70 INDEPENDENTLY OWNED BUSINESSES



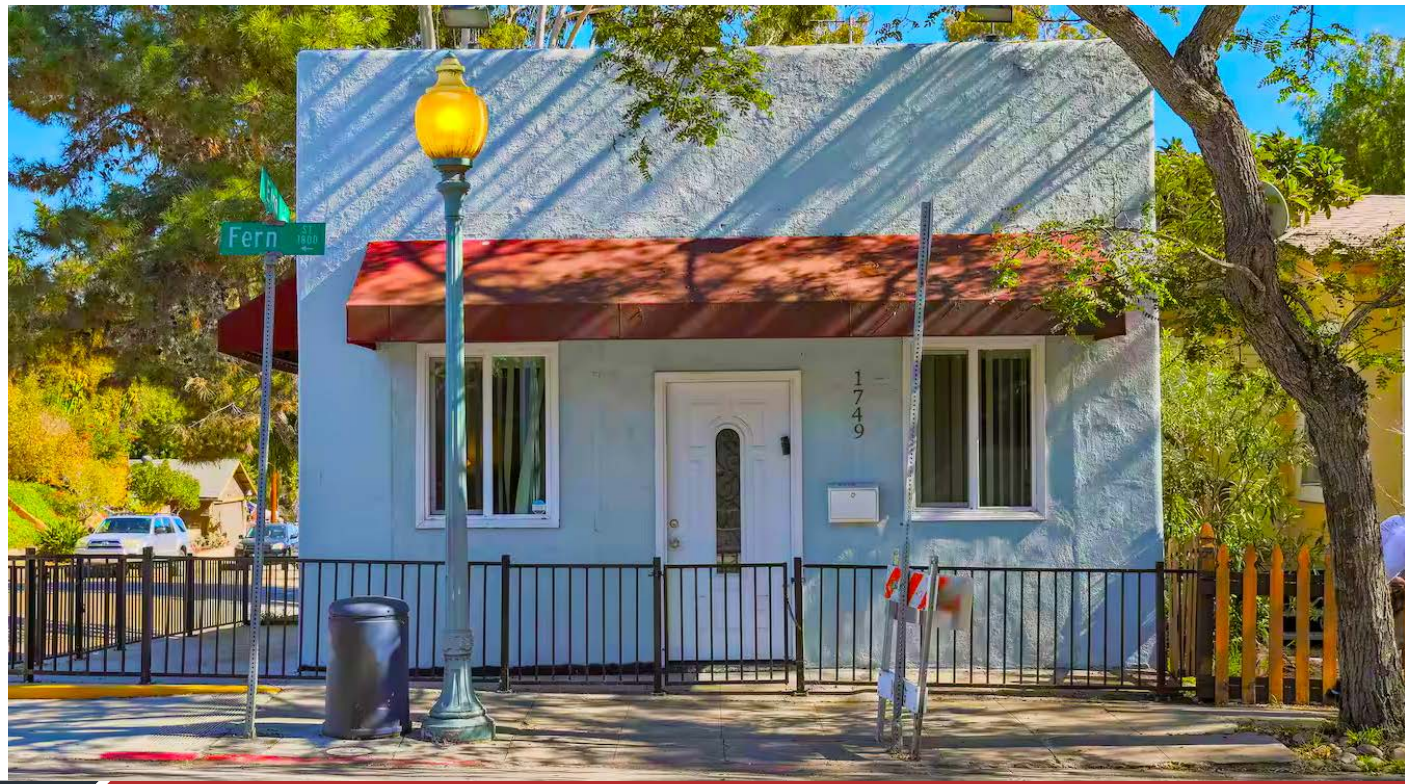
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