



4135-37 CHAMOUNE AVE

4135 CHAMOUNE AVE, SAN DIEGO, CA 92105

\$1,450,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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92105

Prime 5-Unit Investment Opportunity | Central San Diego Well-located 5-unit multifamily property in the heart of San Diego, offering a compelling blend of strong in-place income and immediate upside. The front structure is a detached 2BR/1BA single-family residence, while the rear building consists of a four-unit 1BR/1BA fourplex, providing a diverse unit mix attractive to a wide tenant base. The property totals 3,351 SF on a 6,248 SF lot and includes 6 surface parking spaces-a valuable amenity in this highly walkable, high-demand neighborhood.

Heating - Fuel Type: Wood,
Roof: Tar & Gravel,
Heating - Fuel Type: Other

\$1,450,000



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Ownership has maintained the asset well, with under-market rents across all units, allowing for near-term rent growth without major capital investment. Ideal for a 1031 exchange, portfolio expansion, or an owner-user seeking to live in one unit while generating income from the others. Excellent location, strong tenant demand, and clear value-add potential make this a standout multifamily opportunity. Bedroom Bedroom Bedroom Bedroom Full Bath Full Bath Full Bath Full Bath Full Bath



