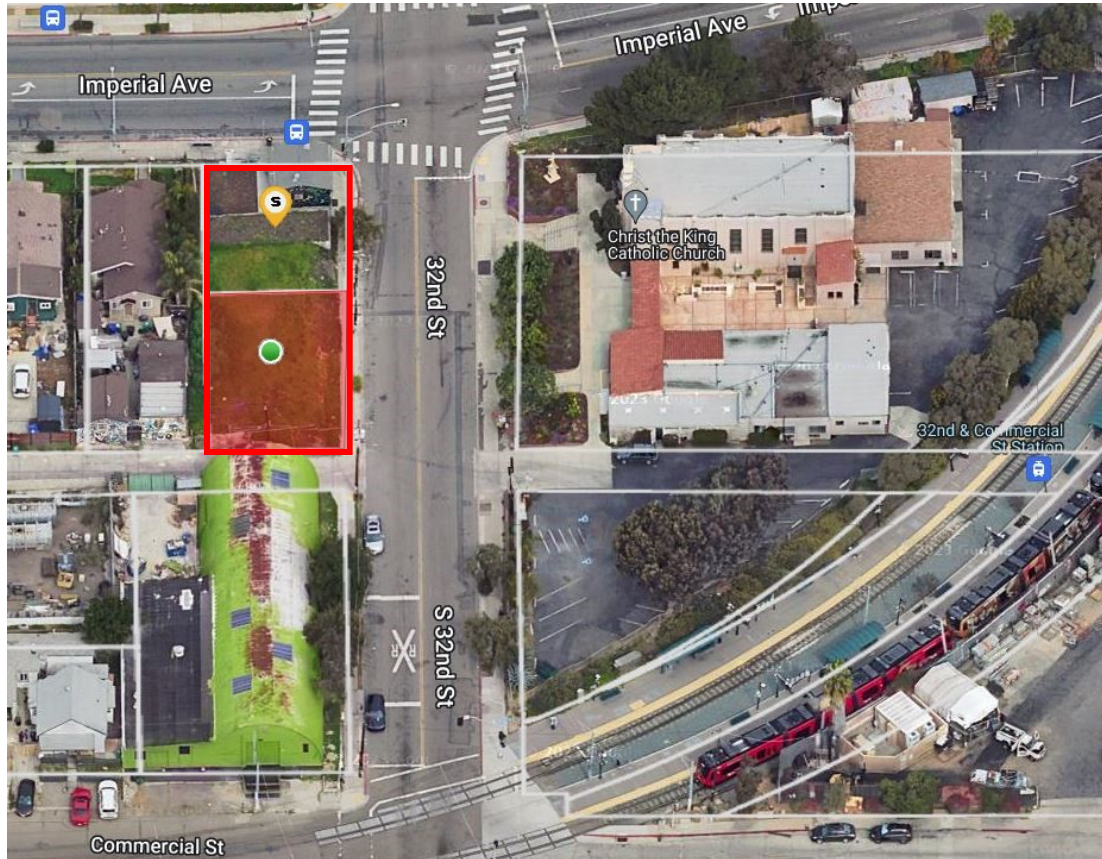


Corner Property In San Diego, CA 92102

3193 Imperial Avenue at 32nd Street

FOR SALE



Two parcels on the corner of 32nd and Imperial in the “Central Park” tract of 92102. The 32nd and Commercial Street Trolley Station Orange Line is adjacent along with MTS Bus Route 4 stopping at the street frontage. Improvements include a charming converted house currently built out as a barber shop. Alley access.

Asking Price: \$1,266,620

Zoning: R M-3-7; allows for 1 dwelling unit per 1,000 square feet of lot area. Located in Tier 3 of the San Diego Complete Communities Housing Program with a 6.5 F.A.R. density increase. Potential to build approximately 40 units. The property is in a designated Opportunity Zone and San Diego Promise Zone.

APNs and Parcel Sizes: 545-381-13-00 (3,113 square feet), 545-381-14-00 (3,697 square feet). Total Area of Parcels: 6,810 square feet.

Mike Habib, CCIM

mikehabib@coldwellbanker.com, Tel. 619-463-6600

Cal RE#00694258

Alice Kulikowski, CCIM

alice.kulikowski@cbcrnt.com, Tel. 619-463-6600

Cal RE#01786944

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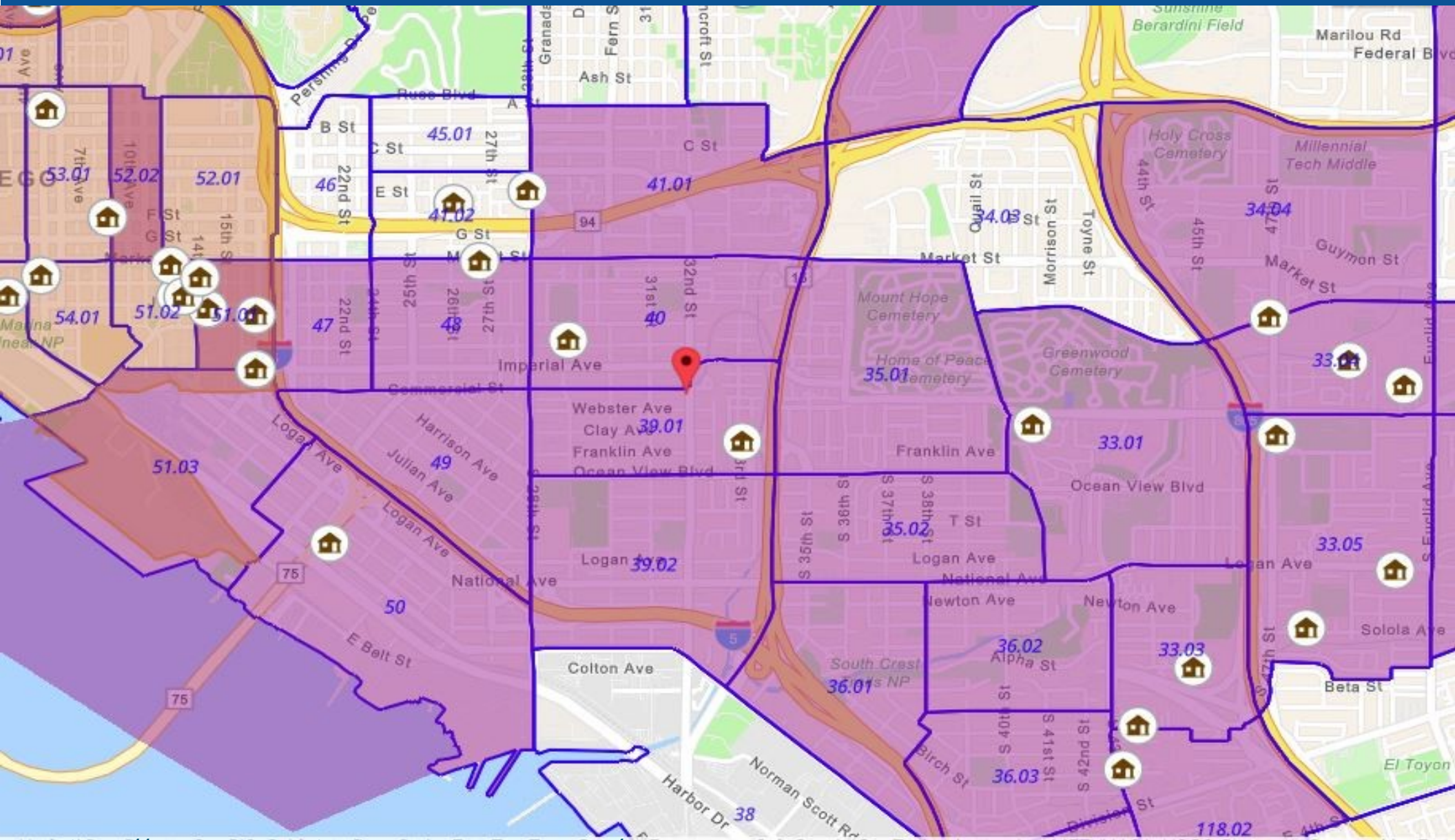
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3193 Imperial Avenue, San Diego CA 92102 TAX CREDIT QUALIFIED CENSUS TRACT



<https://www.economicdevelopment.business.ca.gov/>

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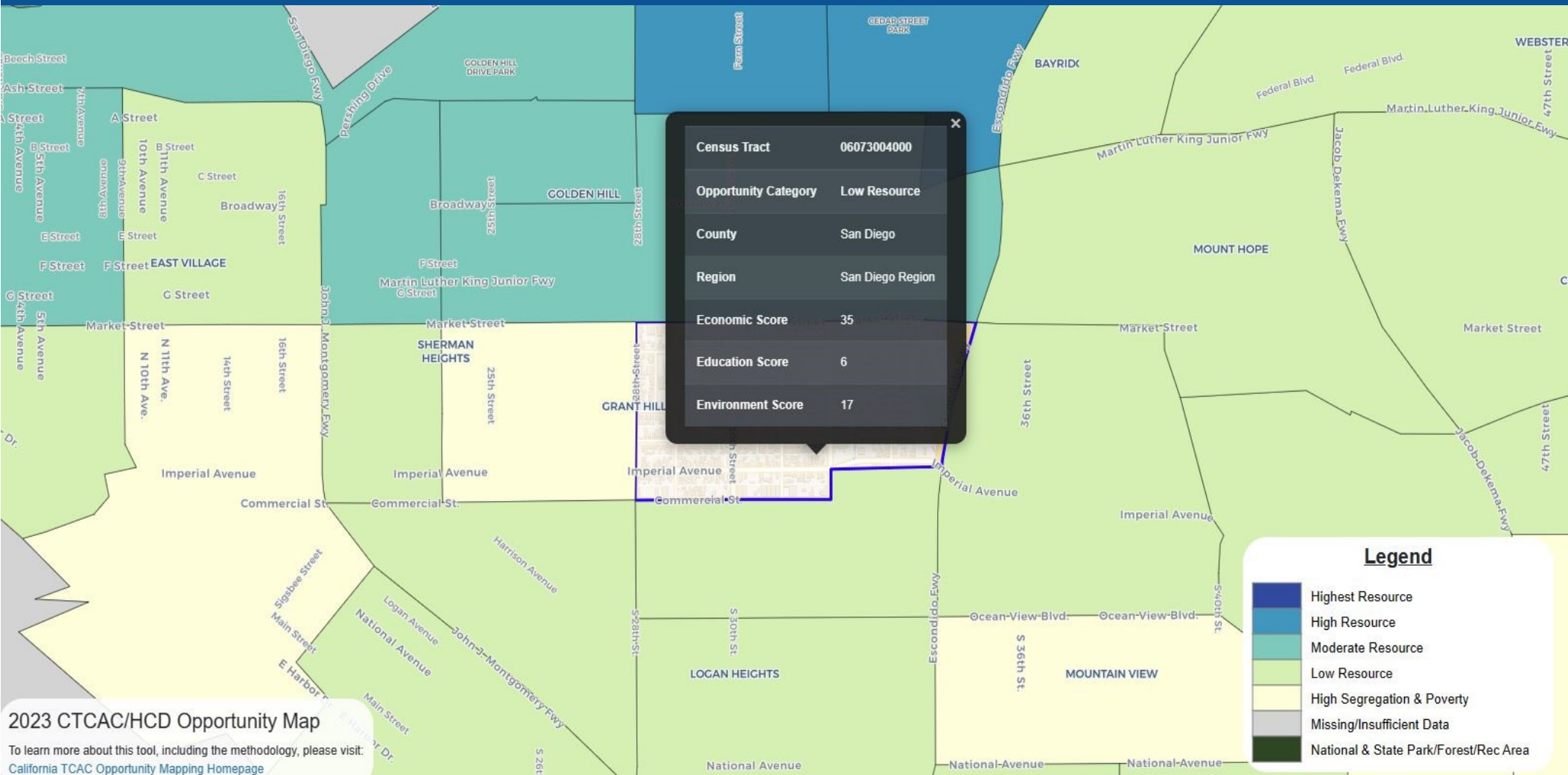


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3193 Imperial Avenue, San Diego CA 92102

CTCAC/HCD OPPORTUNITY AREA MAP



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE/HOUSING COMMUNITY DEVELOPMENT (CTCAC/HCD)

<https://www.huduser.gov/>

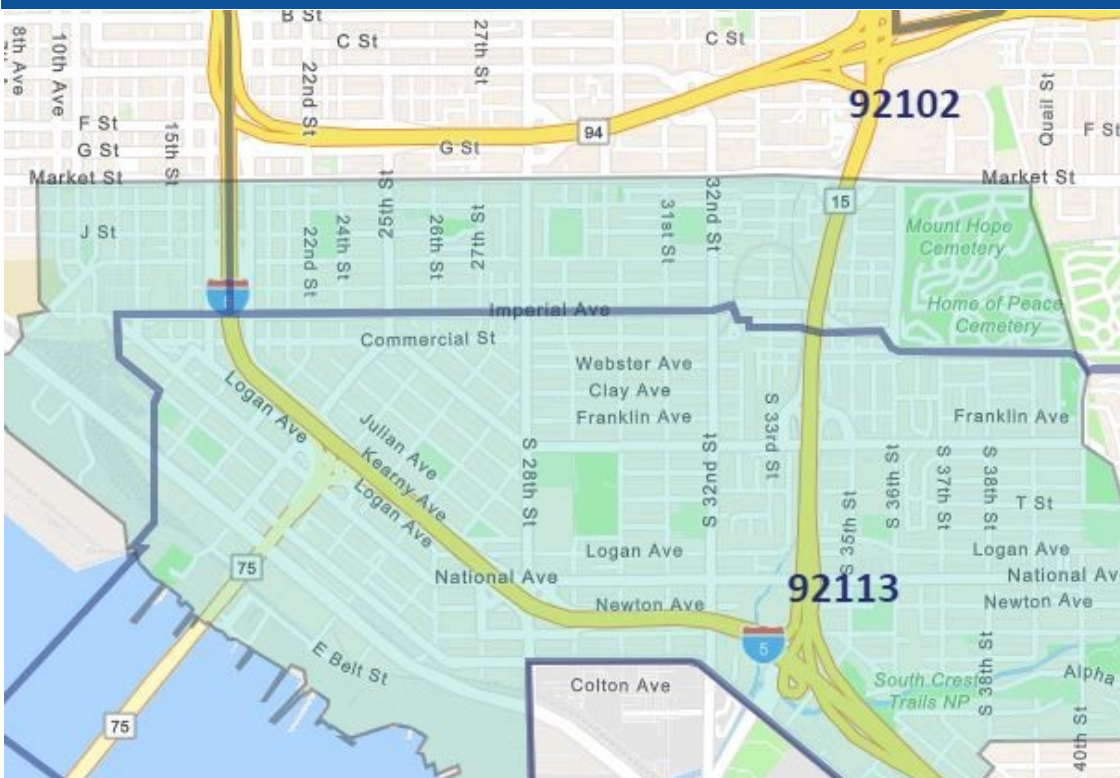
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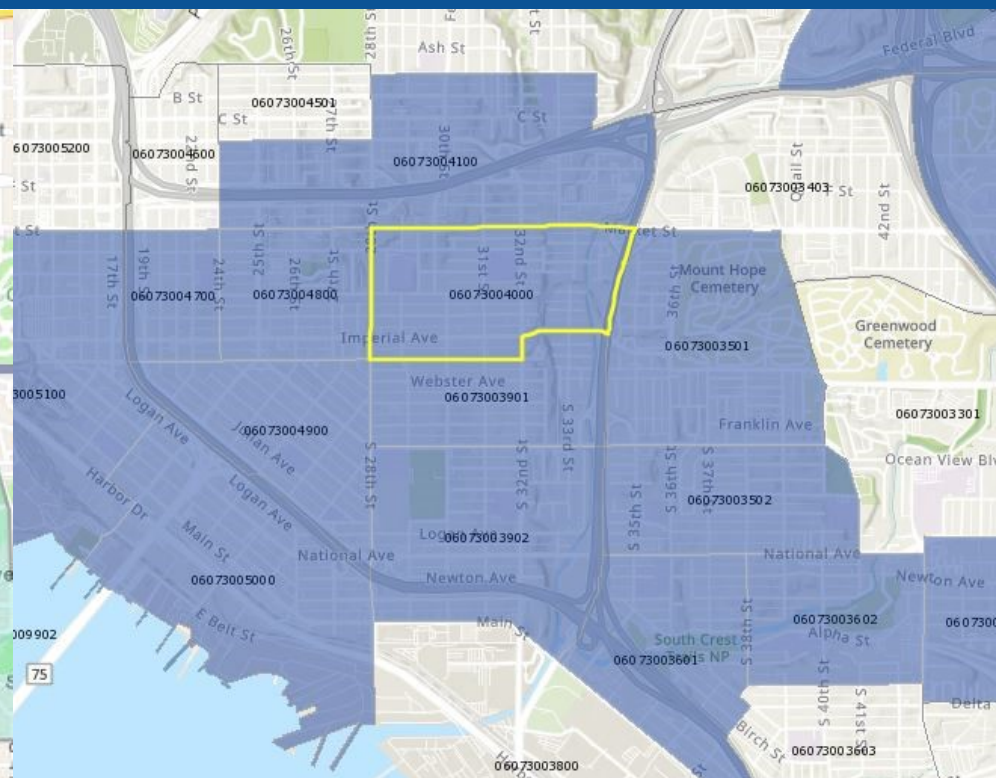
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San Diego Promise Zone

<https://www.sandiego.gov/economic-development/sdpromisezone>



Opportunity Zone

<https://economicdevelopment.business.ca.gov>



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