

NATIONAL CITY DEVELOPMENT OPPORTUNITY WITH EXISTING RENTAL INCOME .57 AC TOTAL



**2037 Wilson Ave
National City, CA 92056**

Check out our website for more details

McKee
COMMERCIAL
LEASE | MANAGE | INVEST
McKeeCommercialRealEstate.com



Keith Herbert
Director
kherbert@mckeecompany.com
619.642.2711 x205
CalDRE #01892190

James Shelton
Senior Associate
jshelton@mckeecompany.com
619.642.2711 x222
CalDRE #02091906

Jacob Handler
Associate
jhandler@mckeecompany.com
619.642.2711 x221
CaDRE# 02173499







Asking price: \$3,400,000.00



OPPORTUNITY

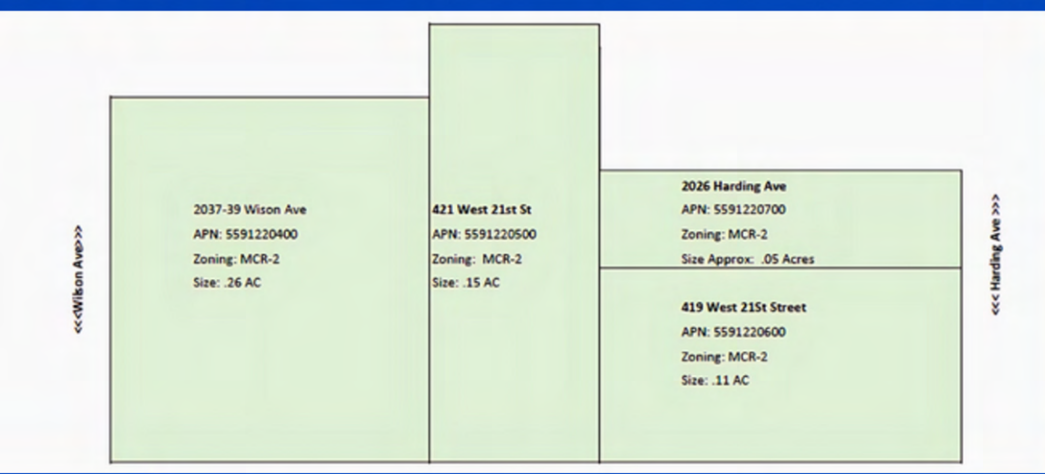
1/2 acre+ property in National City presents a remarkable opportunity for development. Plus, existing rental income of \$5,500 per month, all from short-term leases. The property's convenient location offers close proximity to public transportation, providing convenient access to the MTS Trolley and bus lines. Additionally, major shopping centers are within reach, making this an ideal investment opportunity for those looking to enhance and maximize its potential.

Property Highlights

-  .57 Acre lot
-  MCR-2 Multi use Commercial-Residential
-  \$5,500 Existing rental monthly income
-  Close to the I-5 Freeway and naval base
-  Within National City West side specific plan
-  1 block to 24th st Transit Center- Trolley & Bus

Location Highlights

- MTS Transit Center 24th Street – 0.1 miles
- Naval Base 32nd Street – 2.5 Miles
- Downtown San Diego – 6.0 miles
- San Diego International Airport – 8.0 miles
- Tijuana, Baja California, Mexico – 13.3 miles



McKeeCommercialRealEstate.com

Keith Herbert
Director
kherbert@mckeecompany.com
619.642.2711 x205
CalDRE #01892190

James Shelton
Senior Associate
jshelton@mckeecompany.com
619.642.2711 x222
CalDRE #02091906

Jacob Handler
Associate
jhandler@mckeecompany.com
619.642.2711 x221
CaDRE# 02173499

2037-2039 Wilson Ave For Sale



Keith Herbert
Director
kherbert@mckeecompany.com
619.642.2711 x205
CalDRE #01892190



James Shelton
Senior Associate
jshelton@mckeecompany.com
619.642.2711 x222
CalDRE #02091906



Jacob Handler
Associate
jhandler@mckeecompany.com
619.642.2711 x221
CaDRE# 02173499

Disclaimer:

This notice is provided to all Brokers/Agents, and or any party interested in the property, or other suite vacancies in connection with the Broker/Agent below. The information contained herein has been obtained from sources believed to be reliable. Keith Herbert, Jacob Handler, and James Shelton (Broker/Agent) makes no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, pending/ prior sale, or other conditions, lease or financing, or withdrawal without notice. Information is provided for courtesy/guidance only and does not constitute all or any part of a contract. Brokers/agents, and or any party interested should review local building codes, ordinances, and other applicable laws to determine their effect on the property. Selection of experts, inspectors, and repairmen is the responsibility of Brokers/Agent, and or any party interested.