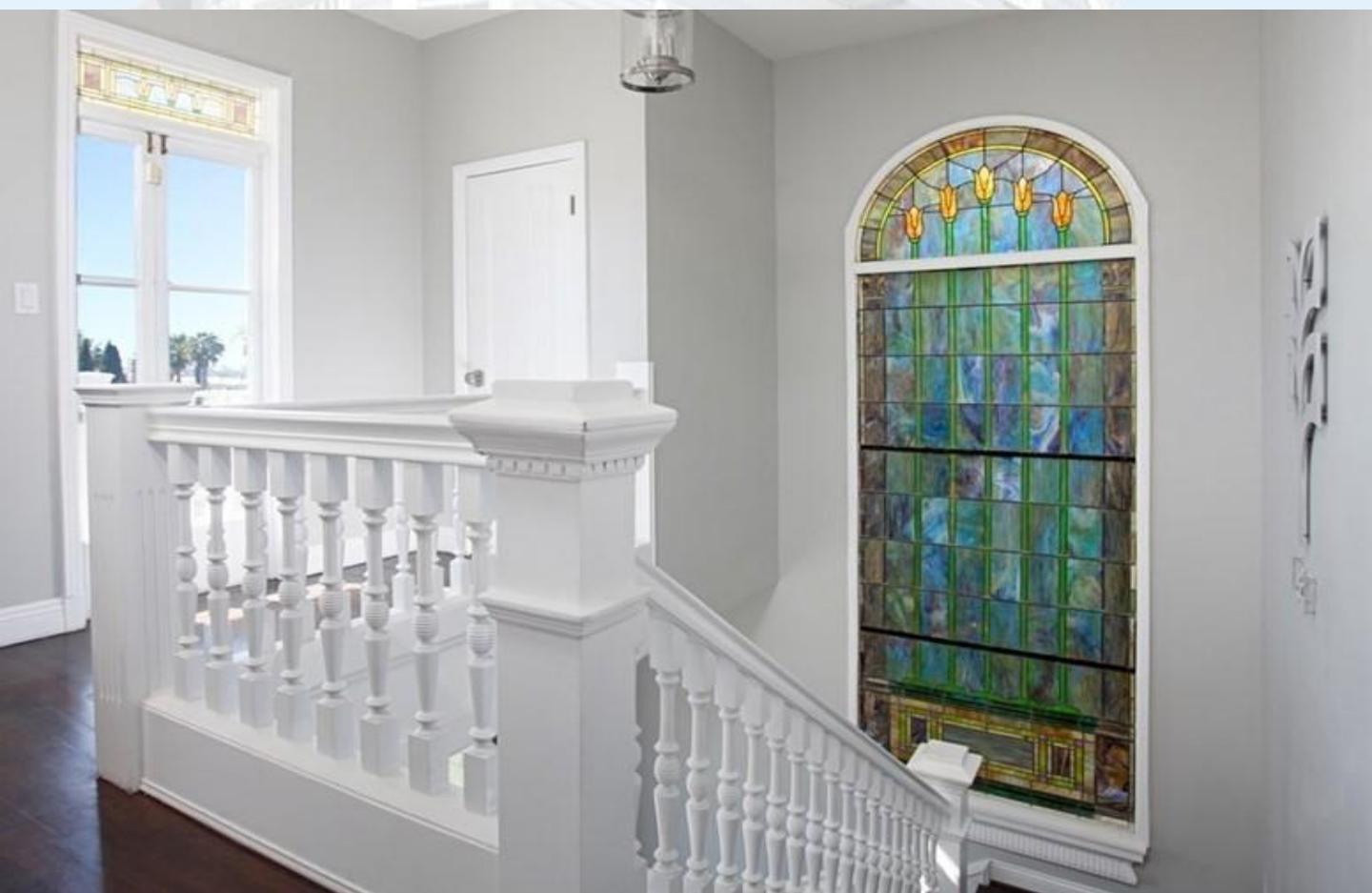


SAN DIEGO
INVESTMENT
REAL ESTATE

FOR SALE!

**Historically Designated ±2,070sf 'Owner-User' Office Property
Sherman Heights Historic District**



1940 Market Street, San Diego, CA

Exclusive Broker:

PAUL SLOMAN

psloman@sdinvestment.com

619/692-1100

San Diego Investment Real Estate, Inc.: Lic. # 01378658

Paul Sloman: Lic. # 00892531



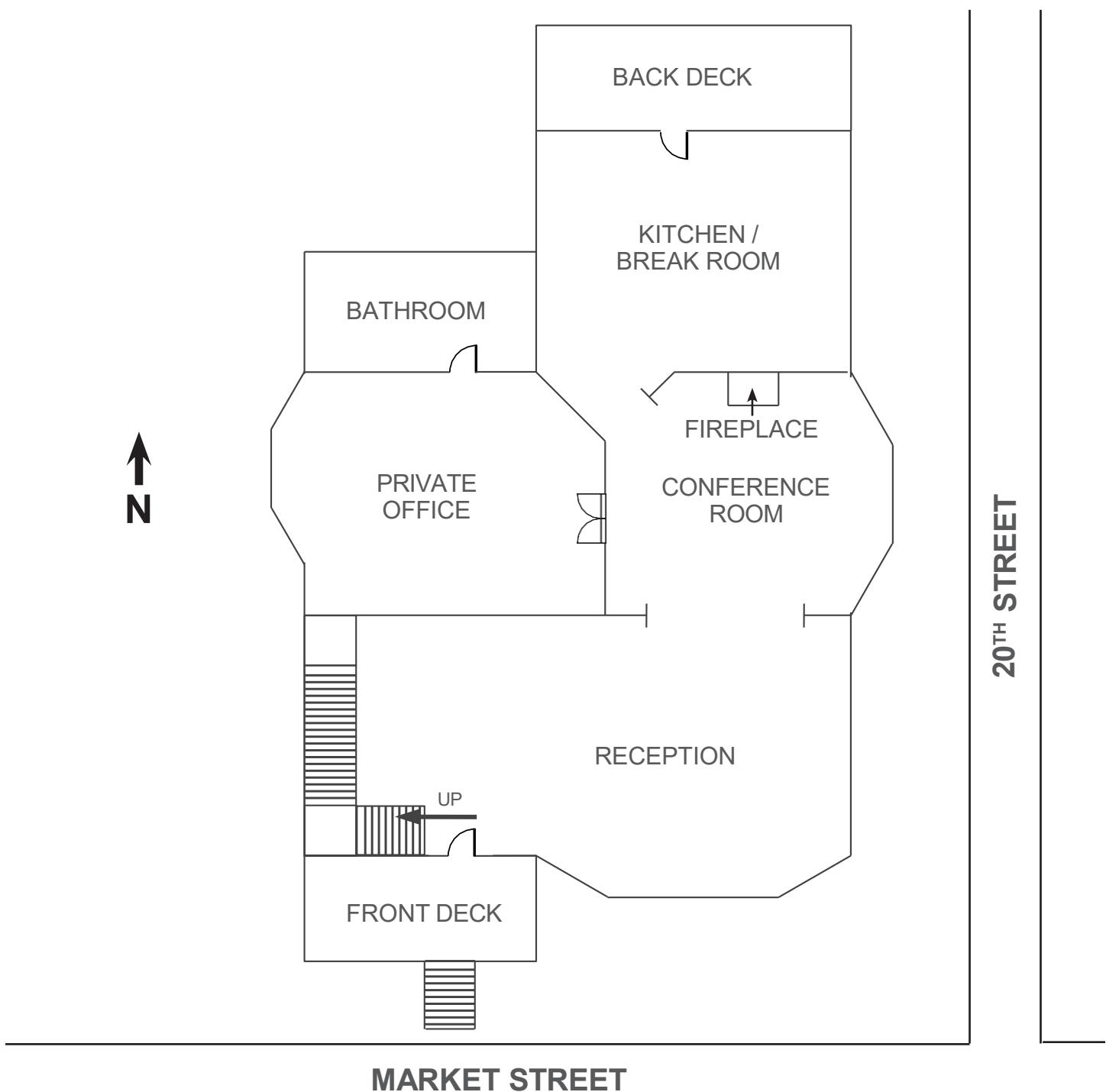
PROPERTY SUMMARY

Historically Designated Queen Anne Victorian Office Building Sherman Heights Historic District

- LIST PRICE:** \$1,550,000
- ADDRESS:** 1940 Market Street, San Diego, CA 92102
- DESCRIPTION:** The Anne & William Hamilton House.
Historically designated ‘Owner-user’ office building (*Buyer to verify*)
- BUILDING SIZE:** ±2,070 gross square feet (*Buyer to verify*)
(plus large exterior storage structure)
- YEAR BUILT:** 1896 (major renovation in ±2006?)
- PARCEL SIZE:** ±6,100sf (*Buyer to verify*)
- ON-SITE PARKING:** ±4 secured on-site parking spaces
- APN:** 535-190-05
- ZONING:** City of San Diego: CC3-4
(Allows broad array of office & commercial uses)
- FREEWAY ACCESS:** Super convenient access to
I-5, SR-94 & SR-163!
- SHOWINGS:** All showings by appointment.

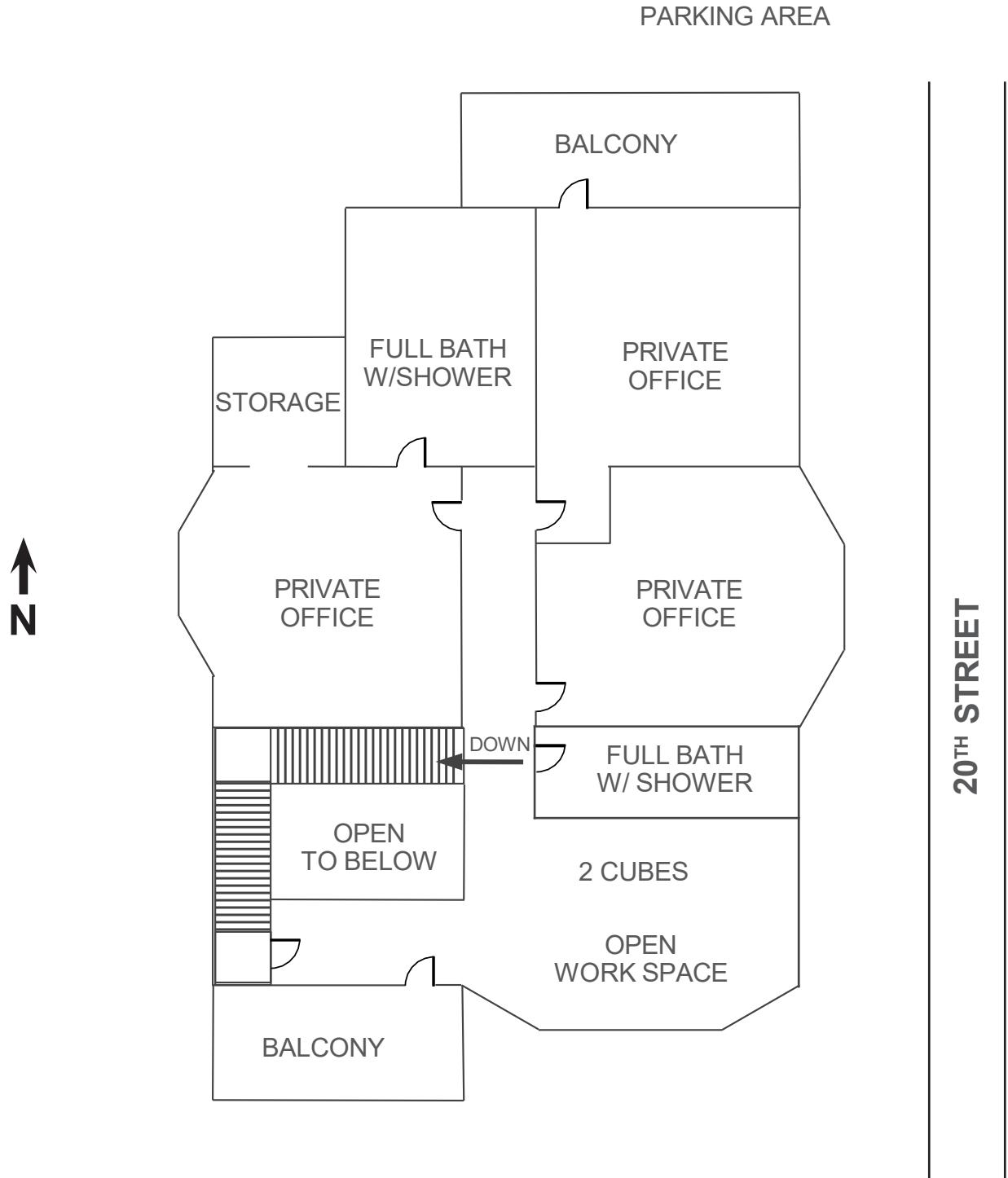
ALL INFORMATION CONCERNING THIS PROPERTY IS DEEMED TO BE CORRECT BUT ABSOLUTELY NO REPRESENTATION OR WARRANTY IS MADE BY PAUL SLOMAN &/OR SAN DIEGO INVESTMENT REAL ESTATE, INC. REGARDING ITS ACCURACY. IT IS SUBMITTED TO A BUYER SOLELY FOR THEIR OWN INDEPENDENT VERIFICATION DURING THEIR DUE DILIGENCE CONTINGENCY.

First Floor Plan



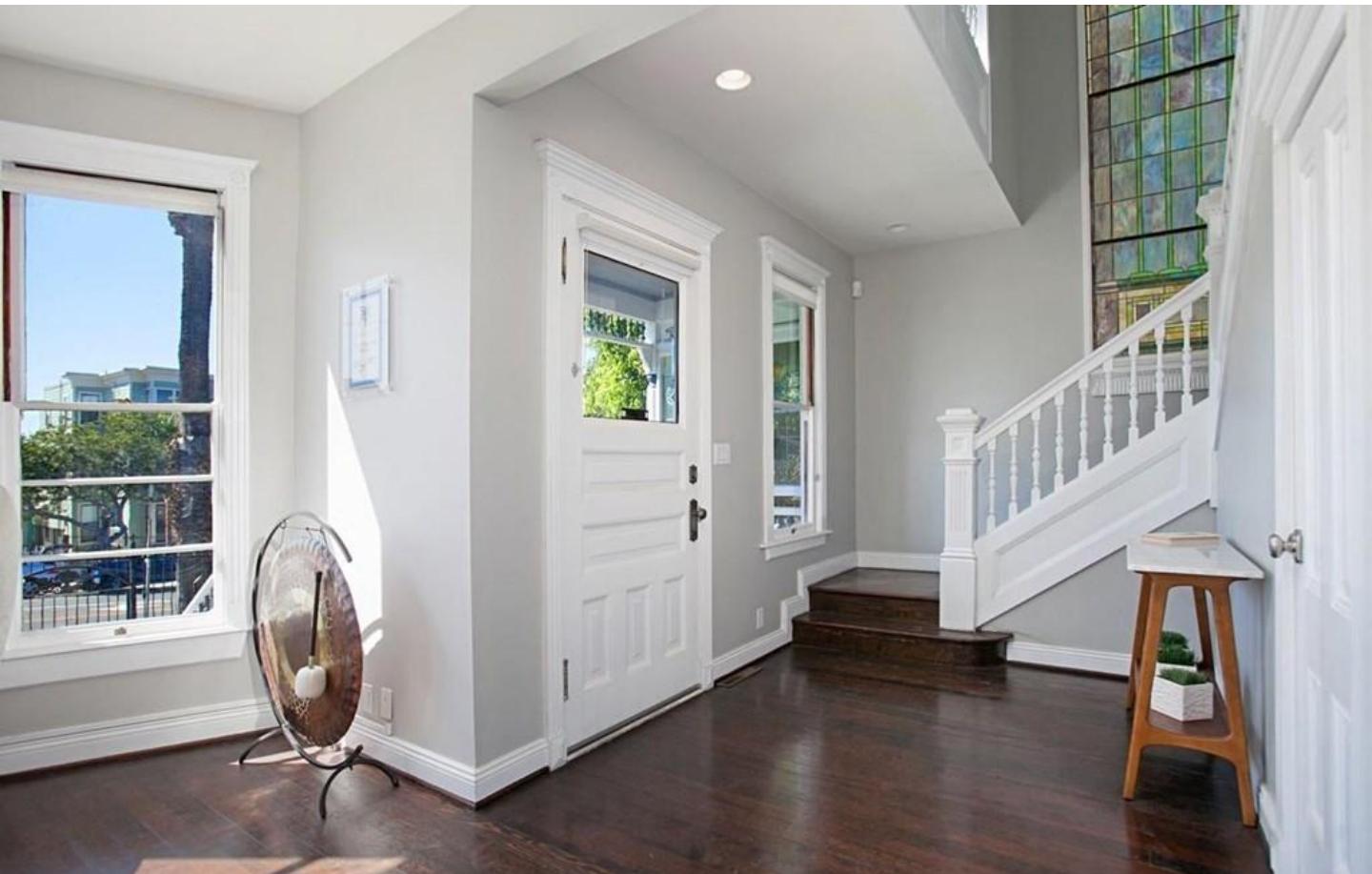
*NOT TO SCALE

Second Floor Plan



MARKET STREET

*NOT TO SCALE







CRMLS





1" = 10'

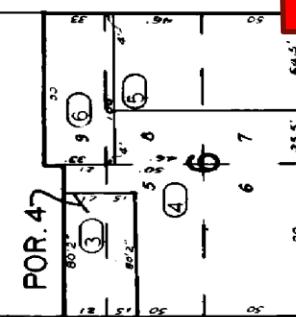
C-2-12

CHANGES

BLK	OLD	NEW	CUT
PICK.	UP	44	64 4334
22/25	45	8/	2/35

(20)

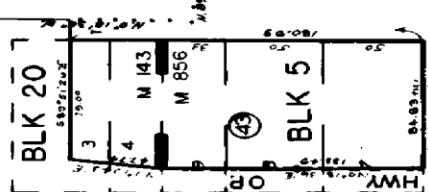
STREET



SUBJECT

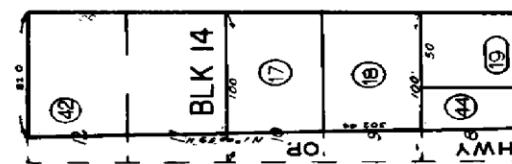
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STREET

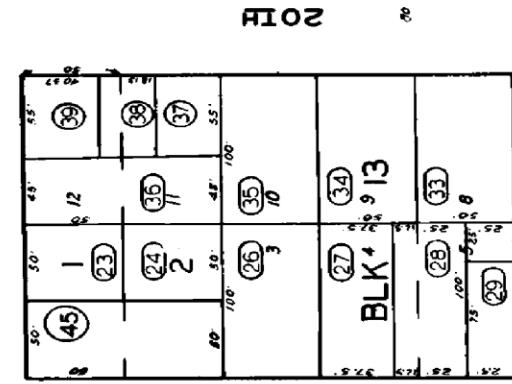


FWY OP

1914



INTERSTATE 5



20TH



MARKET