



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:

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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.















