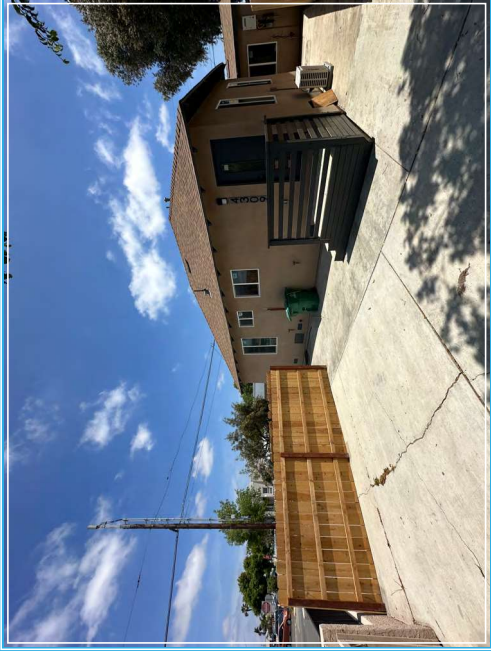


# TRIPLEX MULTIFAMILY INVESTMENT OPPORTUNITY

# 4309 - 4311 - 4313

DWIGHT AVENUE • SAN DIEGO CA 92105



- Prime City Heights Location
- Brand New Construction Inside & Out
- New Appliances, HVAC, Laundry and Patios
- Separately Addressed and Metered
- Located in Tier 3 Complete Communities 6.5 FAR

Price	\$ 1,375,000
Number of Units	Three (3)
Number of Buildings	Two (2)
Parking	Paved Driveway, Street Parking
Year Built-Renovated	2024
APN	476-022-01-00
Improvements	1,626 SF
Lot Size	3,551 SF
Metering	Individual Gas, Electric & Water
Zoning	CUPD-CU-3-6
HVAC	3 Units
Laundry	In-Unit Hook-Ups Stacking Washer & Dryer



This offering features a newly built 2024 two-building triplex in San Diego, with three separately metered 1-bed, 1-bath units, each equipped with in-unit laundry, HVAC, and private patios. The units are addressed separately at 4309, 4311, and 4313 Dwight St. The garage has been converted into a detached ADU with its own address. All utilities are separately metered for ease of ownership. Two units are currently rented at \$1,900 per month, making this an ideal opportunity for an owner-occupant to offset costs while living in the third unit.

Located in a Tier 3 Complete Communities area with a 6.5 FAR, the property benefits from a density bonus incentive program that encourages housing near transit. The land holds additional long-term value due to this designation, offering greater development potential in the future.

4309-4313 Dwight Street is located in the City Heights neighborhood of San Diego, known for its cultural diversity, urban atmosphere, and convenient access to public transportation, parks, and local businesses. The area offers a blend of residential and commercial amenities, making it an attractive place for both residents and investors.

MLS# PTP2406226  
 Google Map Address: 4311 Dwight St., San Diego CA

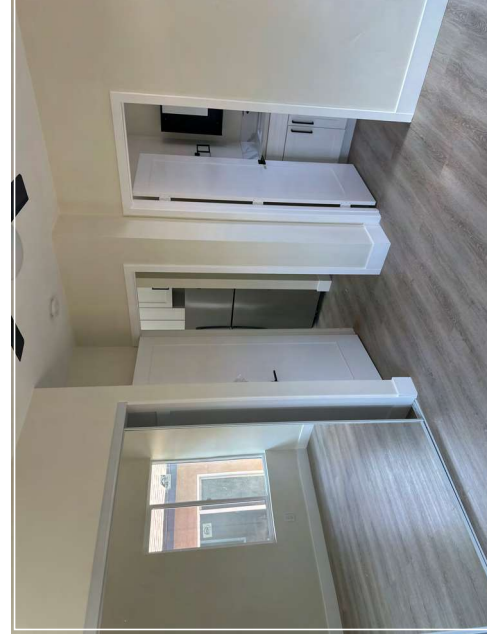
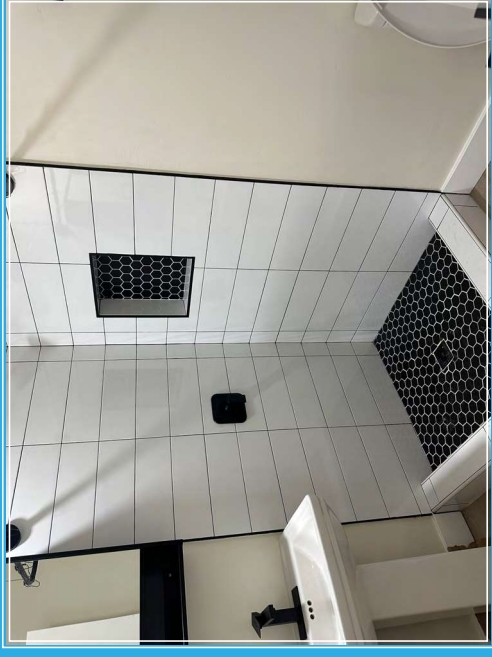
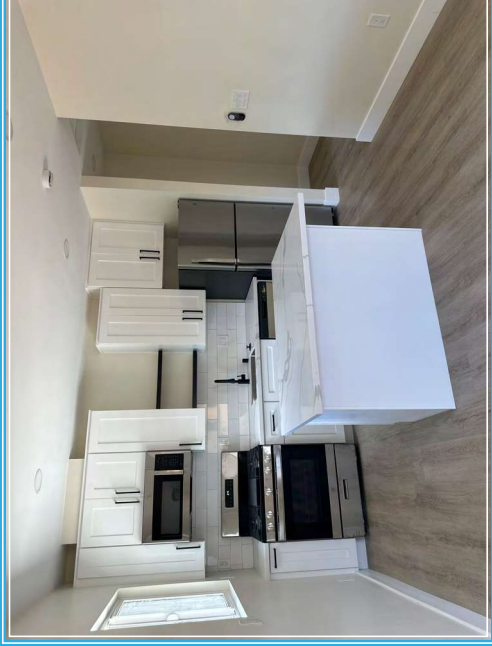
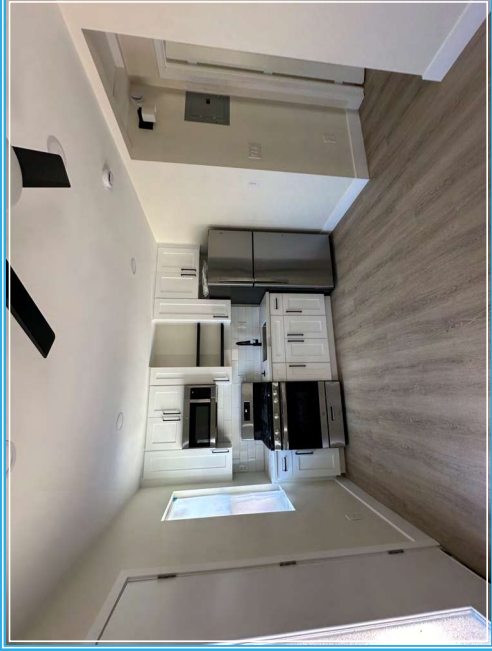


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# 3-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

4309-4313 DWIGHT AVENUE • SAN DIEGO CA 92105



## EACH UNIT ENJOYS BRAND NEW AMENITIES:

- In-Unit Stacking Washer & Dryer
- HVAC
- Private Patios
- Individual Metered Gas, Electric and Water
- Refrigerator, Range and Microwave Ovens
- Tiled Bathrooms
- Vinyl Flooring Throughout
- Ceiling Fans

UNIT MIX	BD/BA	RENT	DESCRIPTION
4309	1/1	Vacant	* ± 432 SF, + Dishwasher, BathTub
4311	1/1	\$1,900	* ± 432 SF, + Dishwasher, BathTub
4313	1/1	\$1,900	* ± 398 SF ADU Garage Unit

\*Buyer to Verify SF



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