



FOR SALE

Property Features:

- Lot SF: 12,040
- Topography: Level
- Transit Priority Area Zoning Overlay
- Zoning: CN-1-4 (Residential & Commercial)
- APN: 546-092-06-00 **AND** 546-092-26-00
- **Plans in progress** to build 18 Units!
- Previous residential use

**LOCATED IN THE
Transit Priority Area!**

Exclusively Listed for:

\$1,199,000



Voltaire Lepe

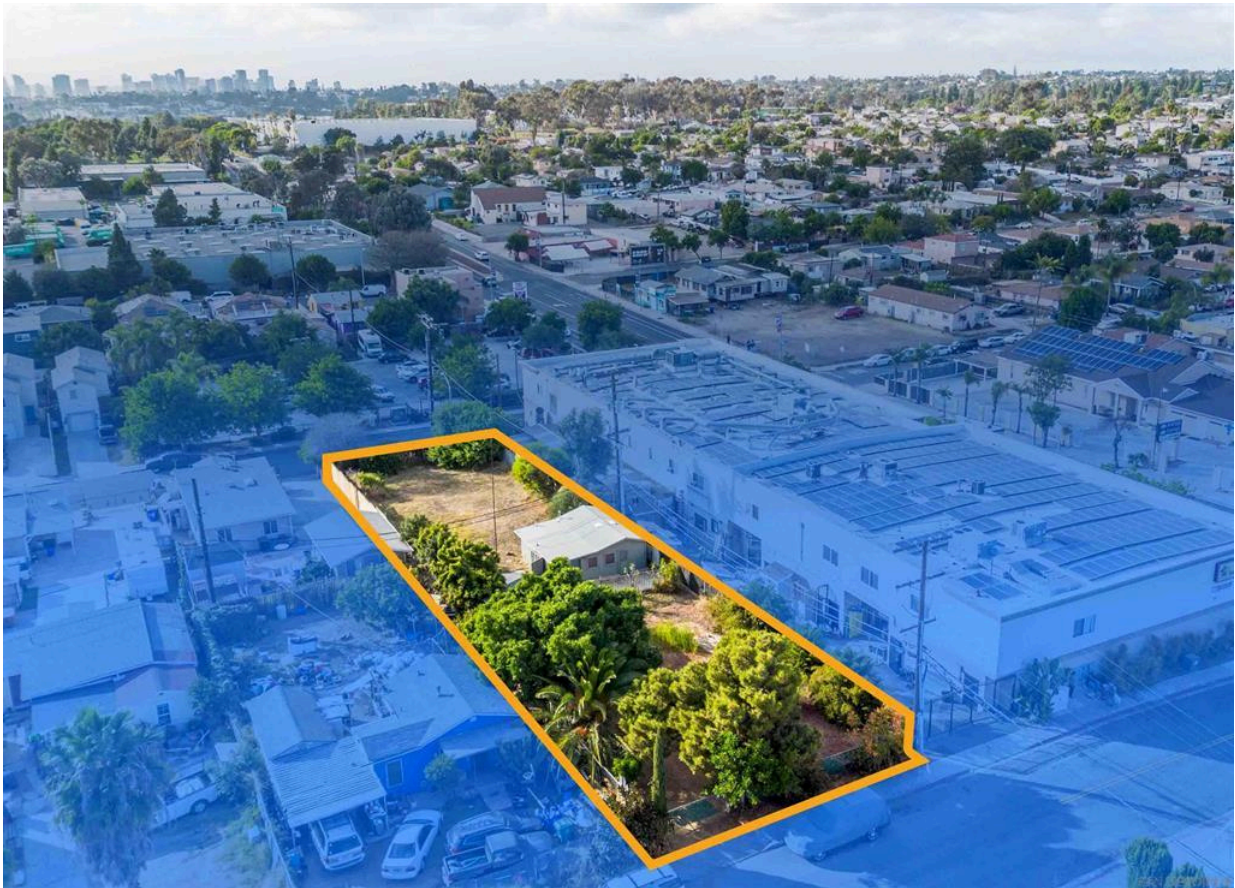
619-300-9675

Lepe@LepeTendwell.com

BRE#01422464

PROPERTY DESCRIPTION:

Prime opportunity awaits on these vacant lots totaling 12,040 SF in a Transit Priority Area zoning overlay with CN-1-4 zoning. The overlay permits expanded construction beyond standard zoning, and included are plans that are getting approved for 18 units with a very generous unit mix! The flat/level terrain simplifies development and the two existing structures—a 2 bed, 1 bath home and a detached 2-car garage—only give you more opportunities to develop! Positioned for growth, this property promises a lucrative venture in a high-potential locale.



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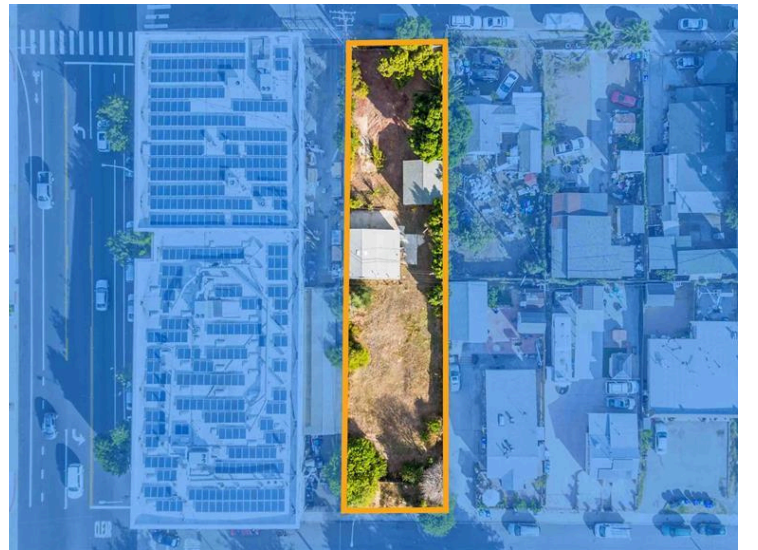
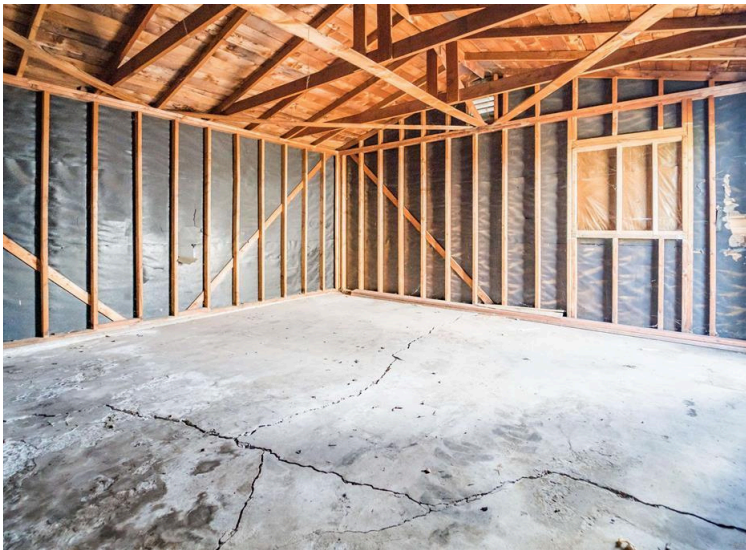
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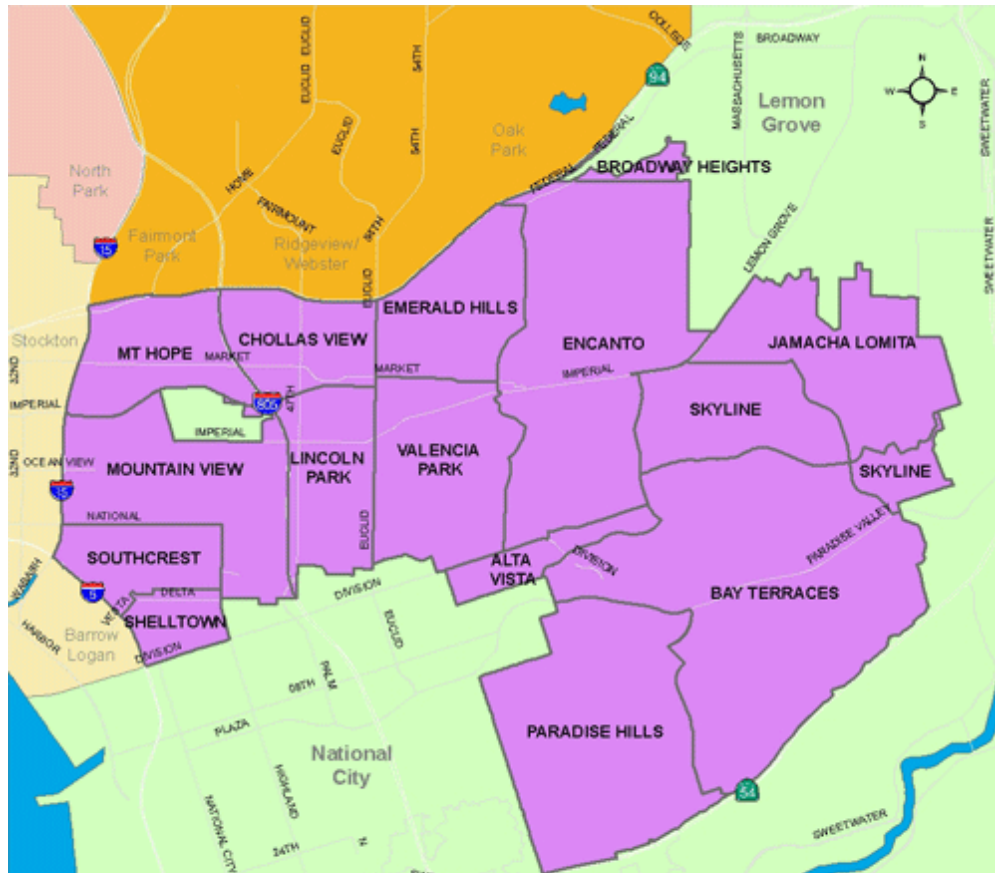
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The MT HOPE Community

Mount Hope is an ethnically diverse, hilly urban neighborhood of the City of San Diego, California. Located in the southeastern portion of the city, Mount Hope is named for the large municipal Mount Hope Cemetery, which encompasses approximately 115 acres (0.47 km²) of the community. The neighborhood contains a mixture of residential, industrial, commercial, and cemetery uses.



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