

INDUSTRIAL OWNER-USER AND/OR DOWNTOWN SAN DIEGO DEVELOPMENT OPPORTUNITY

±2,100 SF INDUSTRIAL IMPROVEMENTS ON ±3,992 SF LOT

765 17TH STREET, SAN DIEGO 92101

- Excellent Freeway Access to I-5, I-163 and I-94
- Within the Complete Communities Housing Solutions and Transit Priority Area Overlay, allowing for higher density and height.

PRICE: \$1,497,000



TIM GOSSELIN, CCIM
(760) 822-3730
DRE Lic # 01495432



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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By accepting this Marketing Brochure, you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



SAN DIEGO BAY

CORONADO
BRIDGE

SAN DIEGO
CONVENTION
CENTER

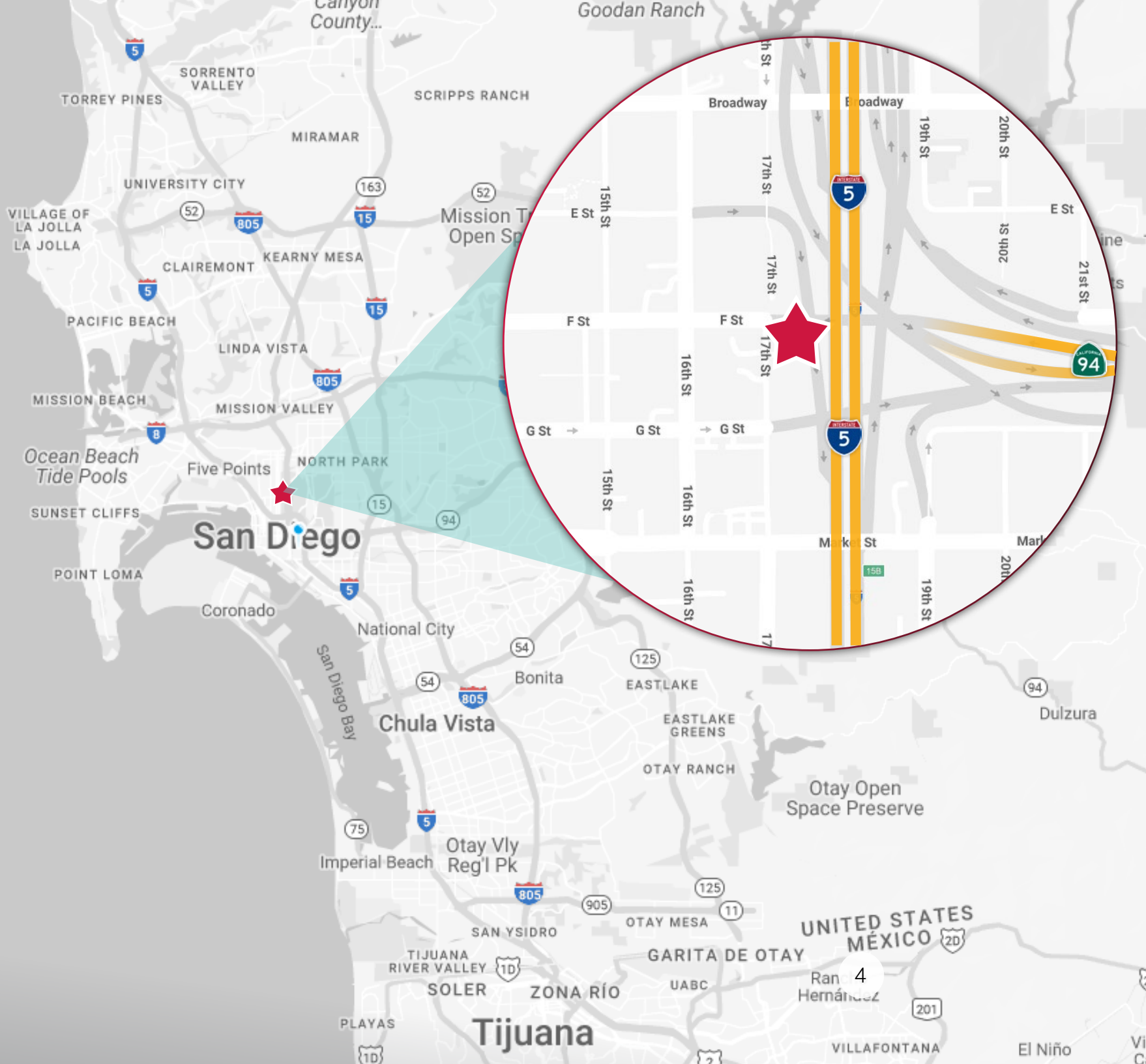
CORONADO

SAN DIEGO
INTERNATIONAL
AIRPORT
4.3 MILES

765 17TH ST

BALBOA
STADIUM





CORONADO
BRIDGE

765 17TH ST

17TH ST

F ST



765 17TH ST

F ST

STOP

17TH ST



765 17TH ST



F ST

17TH ST



CLICK HERE TO VIEW
PROPERTY VIDEO



PROPERTY INFORMATION

APN:

535-180-23

Building Size:

±2,100 SF + Bonus Mezzanine ±615 SF

Warehouse Clear Height:

±15'

Loading Doors:

Three 16'x10'

Office:

±210 SF

Land Size:

±3,992 Fenced Yard

Parking:

Six Spaces

Zoning:

CCPD-ER, Employment/Residential Mixed-Use (ER). A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

Complete Communities:

FAR Tier 1: No limit on FAR

Price:

\$1,497,000



EXCLUSIVELY REPRESENTED BY



TIM GOSSELIN, CCIM

PRINCIPAL

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