

\$804,900 - 2033 S 40th St, SAN DIEGO

MLS® #230023696

\$804,900

4 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

Shelltown, SAN DIEGO, CA

Update - Back on market due to sewer line inspection revealed damaged cast iron. Seller in process of replacing. Front house 2033 the tenants have moved out and back house 2031 the tenants are moving out end of March. Great opportunity to house your extended family on one large lot. Front house is a single level 3 bedroom, 2 bath with inside laundry, 3 year new kitchen-cabinets-appliances-countertops. Also 3 year new luxury vinyl flooring throughout. Parking for two vehicles on the property in front. Large front, side yard and backyards for the whole family to play in. Back standalone house is an adorable, 1 bedroom, 1 bath home with side and front yards and parking for 2 to 3 vehicles. This home is accessed through the alley and is separated from the front house with a gated fence. This cute house is in decent condition but could benefit from a full cosmetic remodel. Great location just a short 10-minute drive to downtown San Diego As a legal duplex or 2 on 1 there are many excellent possibilities for adding additional units on the property. Current ADU code allows adding 2 detached ADU's. Under the city's bonus density program, you can build 2 additional ADUs one that meets low to moderate income rent requirements. This will allow you to build a bonus ADU with no rent restrictions for a total of 4 ADU's. These units would fit nicely in the middle of lot between the front & back houses. In addition, the garage conversion just needs a small



kitchen to be legally converted into a studio JADU that can be rented out separately. SEE SUPPLEMENT...

Built in 1940

Additional Information

City	SAN DIEGO
County	San Diego
Zip	92113
MLS® #	230023696
Bedrooms	4
Bathrooms	3
Lot Size	0.15
Neighborhood	LOGAN HEIGHTS (92113)

Listing Details

Provided By: eXp Realty of California, Inc.

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