

# **\$279,000 - 207 5th Ave 228, DOWNTOWN**

MLS® #240002078

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## **\$279,000**

0 Bedroom, 1.00 Bathroom, 330 sqft  
Residential on 0 Acres

Gaslamp/Downtown, DOWNTOWN, CA

Lowest priced unit in the iconic Hard Rock Hotel! Priced to sell. Cash only. 100% Fee simple ownership. Ideal investment for a 1031 exchange. Seller has enjoyed excellent rental income on unit 228 due to it's rare combination of features: Double Queen room with a bath tub, on the same floor as the conference rooms and ballrooms, easy ADA access, close to elevator, walkable (one floor up from lobby). Seller is in escrow on his dream home with a 1031 exchange and motivated to sell unit 228 quickly! With a unique hands-off rental management program, Hard Rock handles all of the burdens of property management while owners reap the rewards of shared revenue, which equates to a lucrative income stream. Owners are Rock Royalty and may enjoy 28 days per year in their unit, private Rock Royalty lounge, concierge services, valet parking, state-of-the-art fitness center, rejuvenating pool and spa, private cabanas, an elegant outdoor bar and sophisticated lounge areas. As an added perk owners receive a 20% discount at handpicked Hard Rock Hotel restaurants, including 10% off at world renowned Nobu restaurant which is located in the hotel!



Built in 2008

## **Additional Information**

City	DOWNTOWN
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County	San Diego
Zip	92101
MLS® #	240002078
Bathrooms	1
Square Ft	330
Lot Size	0.00
Neighborhood	SAN DIEGO DOWNTOWN (92101)

## **Listing Details**

Provided By: Compass

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