

PRICE: \$2,300,000

Michael Duhs
(949) 939-8352

EAST WEST COMMERCIAL

San Diego Multifamily Investment Property

5137 Groveland Drive
San Diego, CA 92114



Experience You Can Trust



**EAST WEST COMMERCIAL
REAL ESTATE**

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Laguna Niguel, CA 92677

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Unit Mix: 16 Units (15 permitted, one non-conforming).
All 3 BD/2BA plus one studio (legal, non-conforming unit).
Large units. Private, gate guarded property with consistent
occupancy. Motivated Seller!

Close proximity to the 805 and 94 Freeways. Main
cross roads are Euclid Ave. and Market St.

- Seller Financing Available
- 16 Units
- Building Size: 15,500 SF
- Cap Rate: 7.4%
- 100% Occupancy
- NOI: \$170,436



Disclaimer: Broker is a very minor owner in the property. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Buyer to conduct its own due diligence.