

FOR SALE

950 6th Avenue, Suite 212
San Diego, CA 92101

CREATIVE OFFICE CONDO IN THE HEART OF DOWNTOWN

3,500 SF – UNIQUE OWNER/USER OPPORTUNITY

ASKING PRICE: \$1,249,000.00

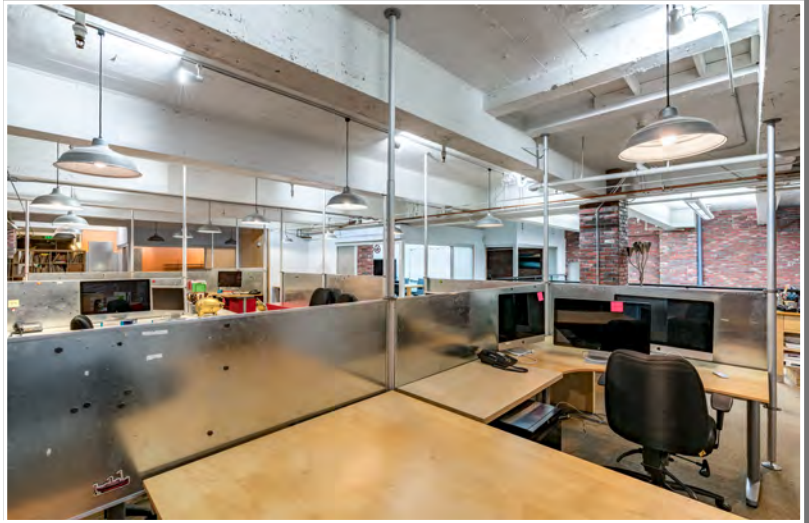
- 2 story open layout office condo with exposed concrete ceilings, brick walls and HVAC
- Kitchenette with dishwasher
- 2 restrooms one with shower
- Updated and modern lighting throughout
- Secure access and dial directory into building
- 2 parking spaces in underground, gated garage
- Shared rooftop area including barbeque and seating, perfect for breaks and entertaining
- Includes furniture
- HOA fees are \$578/ month



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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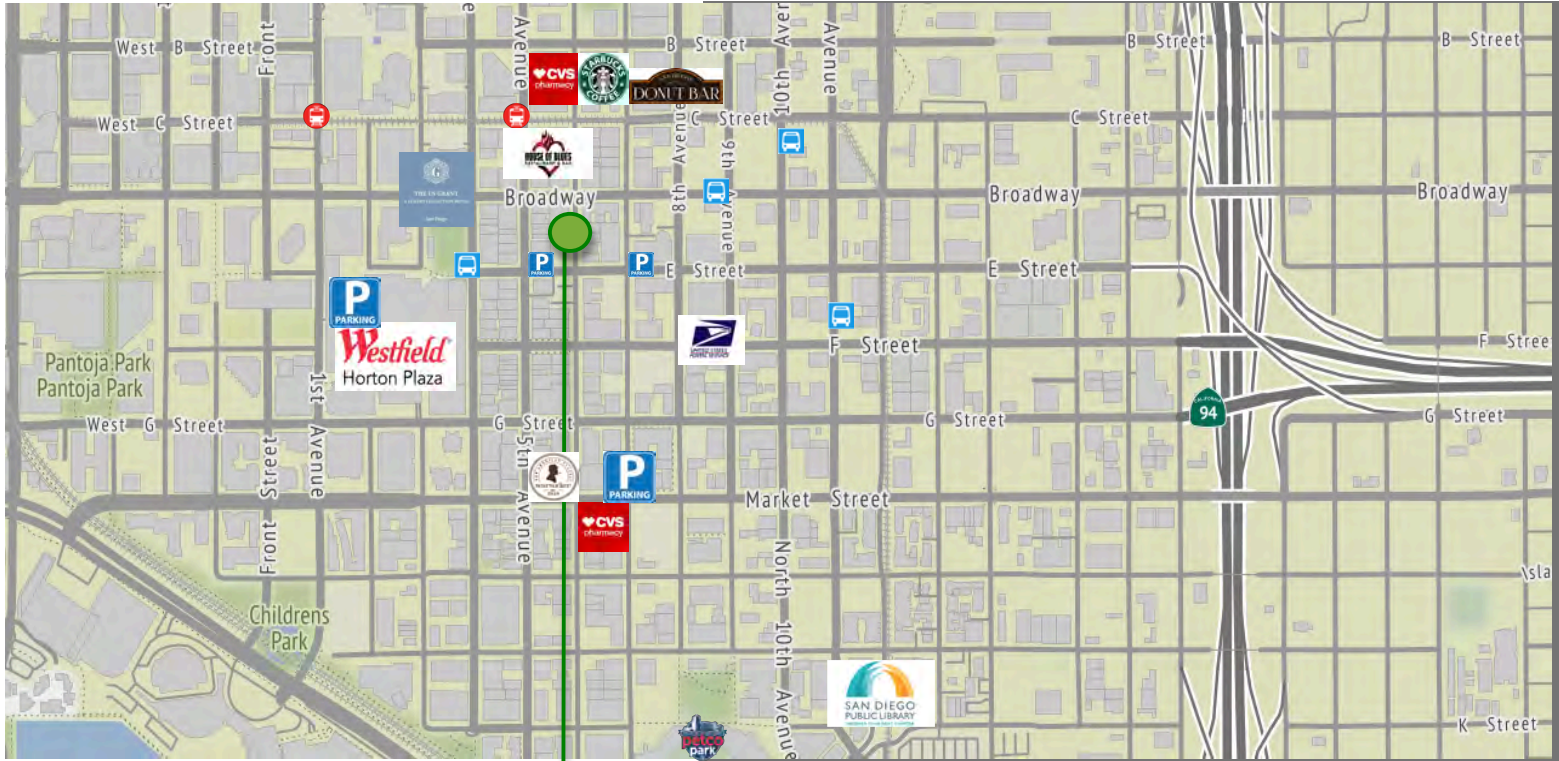


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LOCATION



950 6th Avenue



- Located in the historic Samuel Fox Building
- Central location in the heart of Downtown, San Diego on the corner of 6th and Broadway
- Walkable amenities including: a variety of bars and restaurants, Horton Plaza Mall, San Diego Public Library, Petco Park and much more
- 2 onsite parking spaces
- Ample surface and garage parking lots nearby
- Close proximity to trolley and bus stops
- Boasting a Walk Score of 99

