

GOLDEN HILL HISTORIC LAW OFFICE BUILDING FOR SALE



2441-2443 E STREET

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SAN DIEGO, CA 92102



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EXECUTIVE SUMMARY

CBRE Inc. is pleased to present this stunning investment opportunity one mile east of Downtown San Diego. The Property, known as The Ryneason House, includes the historic main house currently used as a law office and an additional “carriage house” converted to two studio apartments. The buildings sit on a gated, oversized lot consisting of approximately 14,000 SF of land. The Property is well suited for office, residential or live/work in the main building while receiving additional income from the carriage house studios.



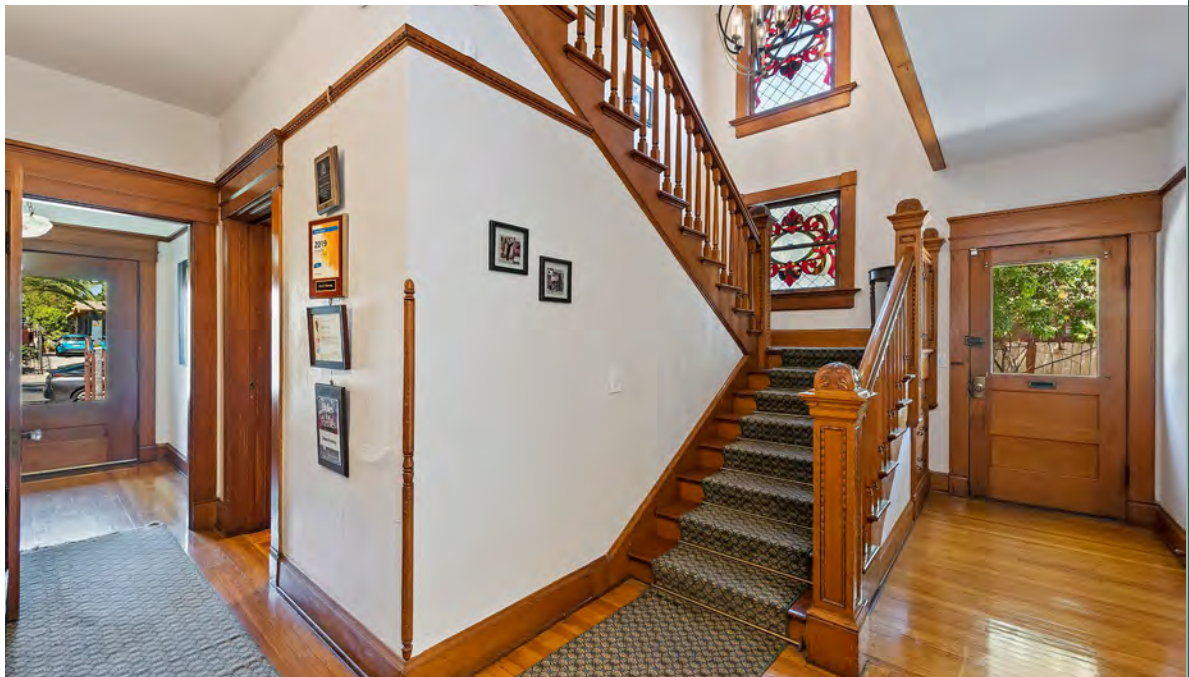
OFFERING HIGHLIGHTS

- Located in Golden Hill, one of San Diego's most historic and architecturally eclectic urban neighborhoods, with quick and easy access to Downtown and nearby freeways (I-5 and Hwy 94).
- Property includes two buildings: The main house serving as a law office and the carriage house consisting of two studio apartments. The buildings sit on an oversized land parcel consisting of approximately 14,000 SF.
- Official Mills Act designation provides Buyer with potential for property tax savings for historical preservation.
- Owner/User opportunity with income in place. Seller to vacate at close of escrow or shortly thereafter.
- Substantial refurbishment in 2017/2018 to both renew and enhance historical Property features, and modernize many of the building systems including HVAC, electrical, plumbing and IT.



OFFERING DETAILS

- Price: \$2,450,000
- Income:
 - Main house: N/A (Seller/tenant to vacate)
 - Carriage house: Two apartments, \$2625 combined current rent



PROPERTY DETAILS

- Address: 2441-2443 E Street, San Diego, CA 92102
- APN: 534-392-06
- 4,380 SF Improvements approx. (two buildings)
- 14,000 SF Land approx.
- Zoning: RM-1-1 (Residential Multiple-Unit)
- Conditional Use Permit allows for law or accounting office

(Building and parcel square footages are estimates based on public records. Buyer must verify.)



- Main building includes 7 private offices, reception area, conference room, full kitchen, two bathrooms with showers
- Carriage house converted into two studio apartments
- High ceilings with original picture rail
- Large private yard separates the two buildings
- Fully gated perimeter with automatic electric gate
- On-site parking for 5-6 cars

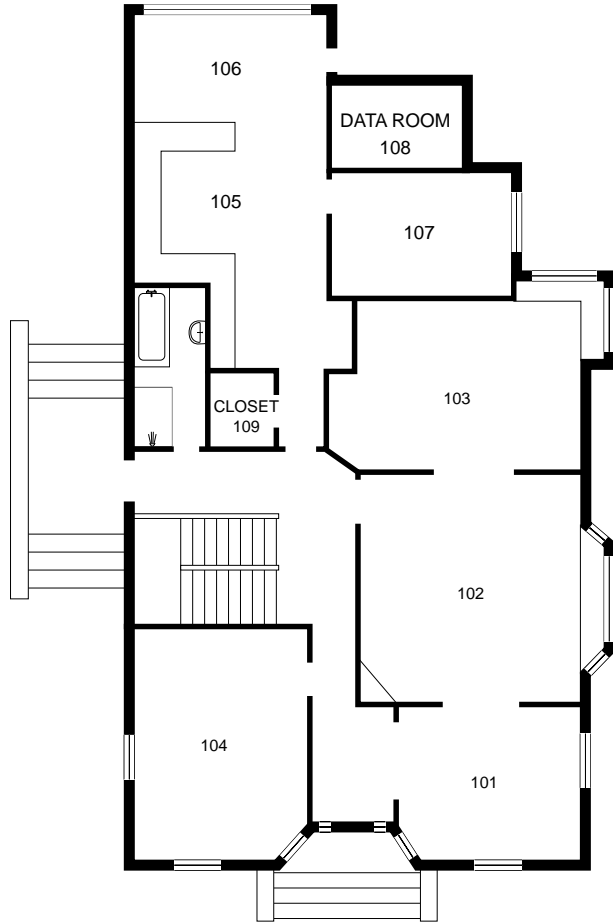


HISTORICAL SUMMARY

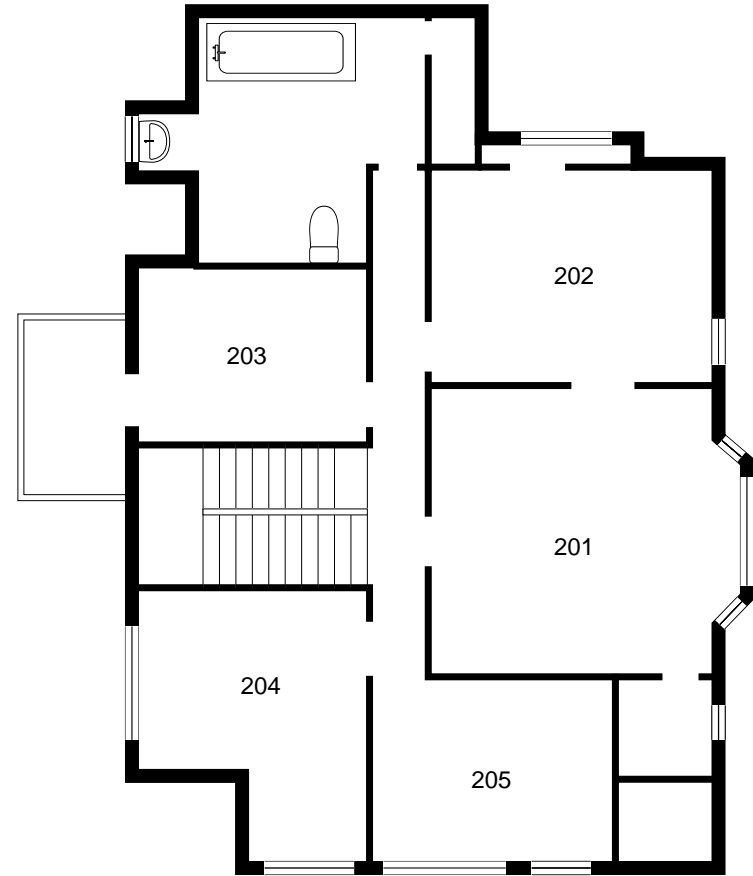
The Rynearson House is a majestic 1898 Mills Act Designated Historic Home (#121) situated on the most decorated and coveted block in all of Golden Hill. This 2-story gem showcases Victorian design at its best attributed to architects Hebbard and (Irving) Gill. Its uncompromising craftsmanship create a statement of beauty both inside and out. The former carriage house in back has been converted to a two-unit rental duplex. Perched atop Golden Hill and above Downtown San Diego, this is truly a one of a kind property and an outstanding opportunity for a professional office owner/user.

FLOOR PLANS

- Main building includes 7 private offices, reception area, conference room, full kitchen, two bathrooms with showers (*floor plans are not to scale*)



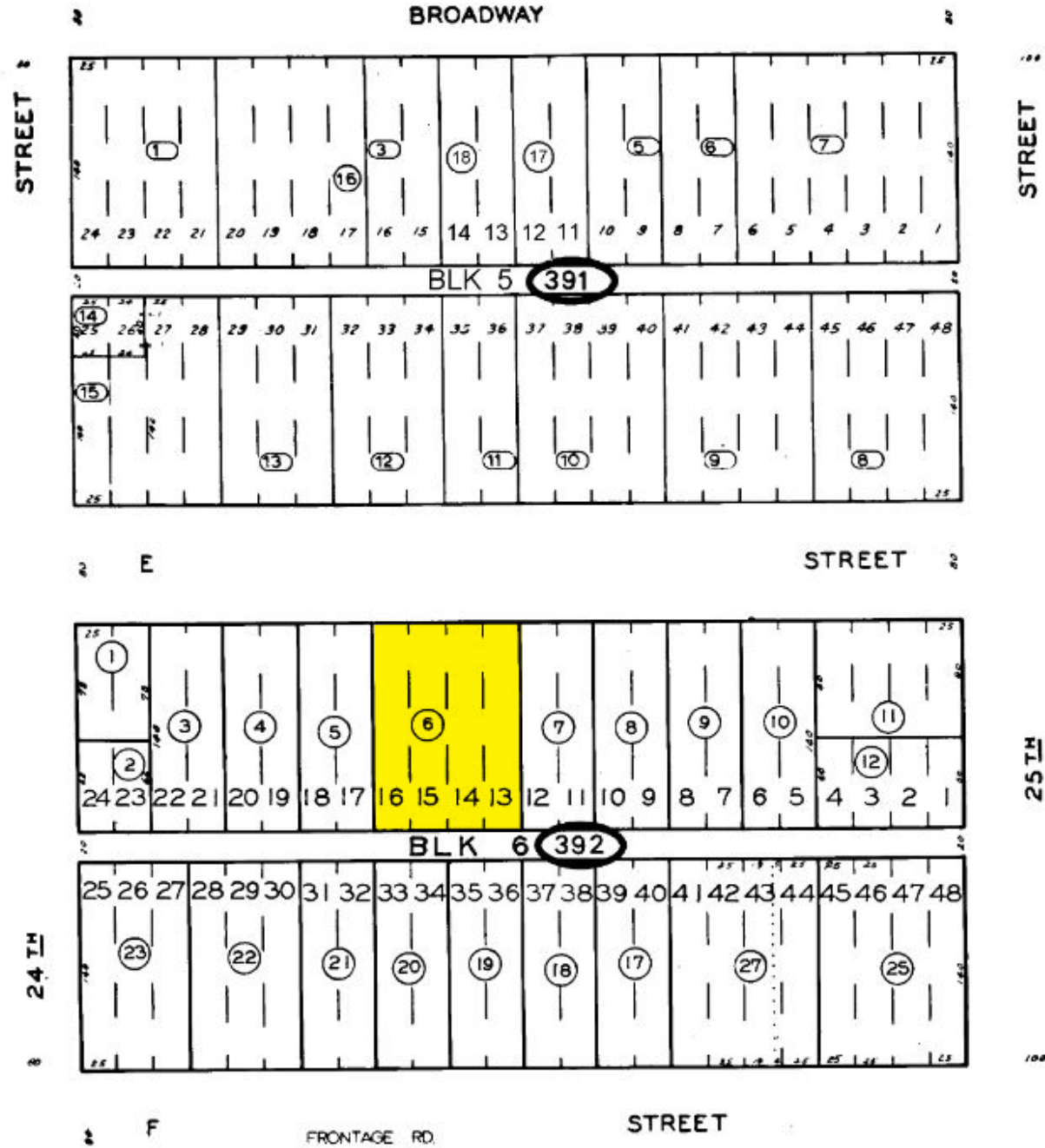
FIRST FLOOR



SECOND FLOOR

PARCEL MAP

- APN 534-392-06





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