

\$3,225,000 - 1141-47 Reed Ave., San Diego

MLS® #260024035

\$3,225,000

9 Bedroom, 6.00 Bathroom,
Residential Income

Crown Point, San Diego, CA

It is a pleasure to present for sale 1141-47 Reed Avenue, a phenomenally well-located four-unit property in Pacific Beach, steps from Sail Bay (2.2 blocks), the beach (4.4 blocks), and more recreation options than one could ever tire of. Comprised of: two (2) 2br/1ba units; one (1) 2br/2ba unit; and one (1) 3br/2ba 'owner's' unit with rooftop deck, there are ten total off-street parking spaces, including a 2-car garage and eight (8) surface spaces. All units have either in-unit laundry or washer/dryer hookups, as well as an exclusive use patio/balcony or yard. The front duplex (1145-47 Reed Ave.) features a spacious 3-bedroom/2-bathroom unit on top (1147), boasting vaulted ceilings with high windows and skylights for good natural light, a rooftop deck and private balcony, plus a large master bedroom with double-sided fireplace, a bonus room, and an en-suite bathroom with jacuzzi tub. This unit is ripe with upside potential via a full modernization. Below is a 2-bedroom/2-bathroom unit (1145) with updated kitchen and bathrooms, including white shaker-style cabinetry, granite countertops, stainless steel oven/range, micro-hood, and white dishwasher, with tile flooring throughout (carpeted bedrooms), and radiant heat. Adjacent to unit 1145 is a 2-car garage, with two (2) surface off-street parking spaces in front of it. The rear duplex (1141-43 Reed Ave.) has two (2) 2-bedroom/1-bathroom units, with stacked washer/dryer upstairs and washer/dryer



hookups downstairs, vinyl plank flooring, newer kitchen cabinets, et al. The roof of this building was just replaced.

Built in 1979

Essential Information

MLS® #	260024035
Price	\$3,225,000
Bedrooms	9
Bathrooms	6.00
Full Baths	6
Year Built	1979
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	1141-47 Reed Ave.
Area	San Diego (92109)
Subdivision	Crown Point
City	San Diego
County	San Diego
State	CA
Zip Code	92109

Amenities

Utilities	Sewer Connected
Has Pool	Yes

Interior

Heating	Combination Heating,Wall/Gravity
Cooling	Other/Remarks
Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Alley Access,West of I-5
Roof	Composition

Construction Stucco,Wood

Fees

Other Fees \$0

Additional Information

Date Listed October 2nd, 2026

Days on Market 5

Listing Office Palma Commercial

Listing Details

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