

\$2,995,000 - 4471 Louisiana St, San Diego

MLS® #260015131

\$2,995,000

8 Bedroom, 8.00 Bathroom, 4,005 sqft

Residential Income on 0.16 Acres

N/A, San Diego, CA

We are pleased to present exclusively for sale 4471 Louisiana Street, a newly constructed and extensively renovated 7-unit apartment community located in the highly desirable University Heights neighborhood of San Diego. Situated on a quiet residential street, the property presents a rare opportunity for both an owner-occupant and passive investor to acquire a turnkey, condo-quality asset in one of San Diego's most walkable and supply-constrained urban submarkets. The property features a well-balanced unit mix comprised of one (1) twobedroom / two-bath detached house (approximately 800 square feet), four (4) one-bedroom / one-bath units (approximately 575 square feet each), and two (2) newly constructed one-bedroom ADU units (approximately 425 square feet each). The entire property has undergone extensive improvements and was either newly constructed or renovated to the studs in 2026, resulting in a cohesive, design-forward community with modern finishes and minimal deferred maintenance. All units are currently leased and tenants reimburse utilities, helping minimize operating expenses and support strong in-place cash flow. The property also includes six off-street parking spaces, with four spaces accessed from the alley and two additional front parking spaces, a valuable amenity in this highly walkable neighborhood. Located in the heart of University Heights, residents benefit from immediate access to a vibrant mix of restaurants, coffee shops, bars,



boutique retail, and neighborhood amenities along Park Boulevard and Adams Avenue. The property is also just minutes from No

Essential Information

MLS® #	260015131
Price	\$2,995,000
Bedrooms	8
Bathrooms	8.00
Full Baths	8
Square Footage	4,005
Acres	0.16
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	4471 Louisiana St
Area	SAN DIEGO (92116)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92116

Amenities

Parking Spaces	6
Parking	Spaces
Has Pool	Yes

Interior

Heating	Wall
Cooling	Wall/Window
Fireplace	Yes
# of Stories	2
Stories	2 Story

Exterior

Roof	Composition
Construction	Part Landscaped

Additional Information

Date Listed	June 22nd, 2026
Days on Market	27
Listing Office	Conor Brennan, Broker

Listing Details

Listing Office	Conor Brennan, Broker
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

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