

# FOR SALE

## 3117-3119 24th Street San Francisco, CA 94010

COMPLETELY REMODELED DUPLEX  
1 Ground floor commercial space  
1 Residential Unit

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49 POWELL STREET, SAN FRANCISCO, CA 94102

## 3119 24th Street, San Francisco

<b>Sale Price</b>	\$1,925,000
<b>Number of units</b>	2
<b>Cap Rate</b>	5.8%
<b>NOI:</b>	\$112,098
<b>Lot Size</b>	2,500 sq. ft.
<b>Year</b>	1900
<b>Building size</b>	3,658 sq. ft.
<b>Zoning</b>	NCT
<b>Price per Sq Ft</b>	\$526

## HIGHLIGHTS

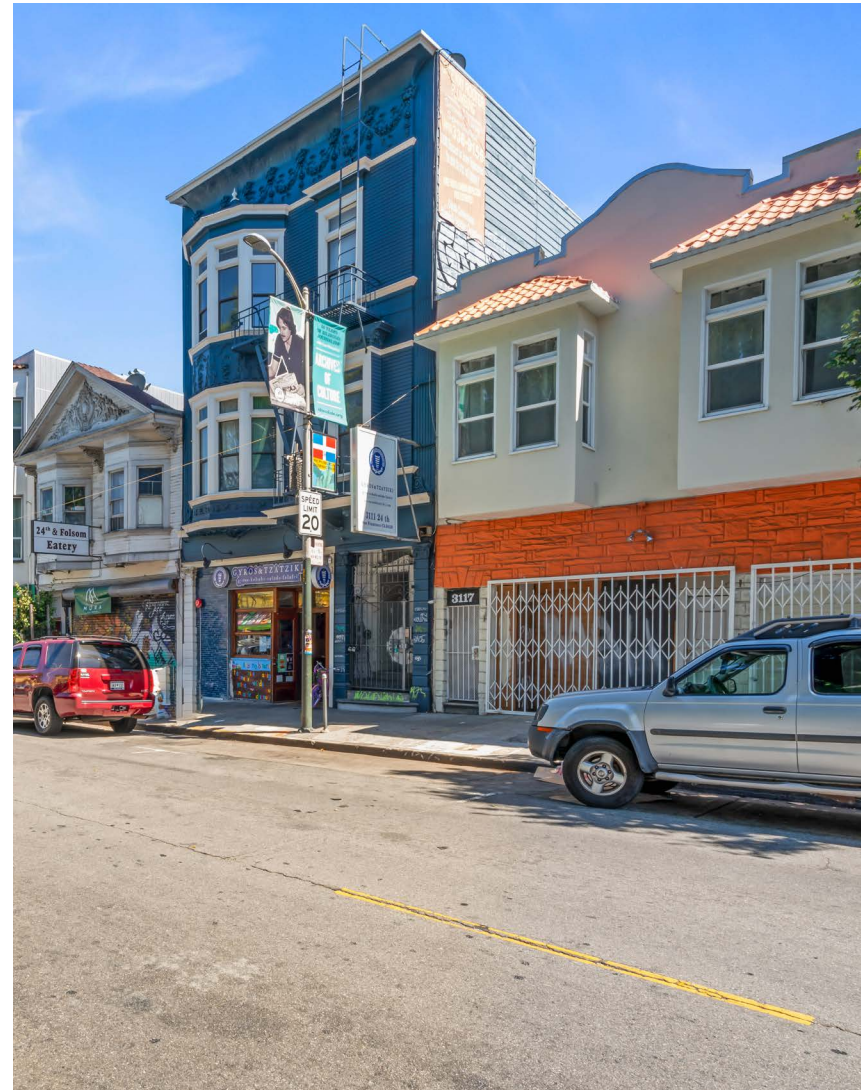
- Complete remodel: Roof, electrical upgrades, windows, appliances, bathrooms, flooring, kitchen, paint, etc.
- Commercial unit can be divided into two units (Permits granted)
- Back Patio on Ground Floor
- New back deck & new extra deck at the front Airbnb master BR.
- Ground Floor Bathrooms are ADA Compliant
- Vibrant mid-block building on 24th St
- Location close to public transportation and Bart.



This beautifully remodeled duplex offers a unique opportunity to own both commercial and residential spaces in one of San Francisco's most vibrant neighborhoods. The ground floor commercial space is perfect for businesses seeking high visibility, while the residential unit above provides a comfortable living space with separate access. Enjoy the convenience of urban living with shops, restaurants, and public transportation just steps away.

The fusion of the Commercial Transit District status and the Mission Neighborhood's vibrant atmosphere ensures that the retail and residential units within this building will experience consistently low vacancy rates. This translates into a stable and lucrative investment that promises to deliver stable returns for years to come.

This property can be an excellent asset for owner users or for non-profits in the Mission District. This remarkable duplex provides ample room to host a wide range of programs and initiatives. The versatile office area is perfectly suited for administrative operations, ensuring your organization runs smoothly. It also offers easy access to the heart of the community, making it an ideal hub for outreach and engagement.



## INCOME SUMMARY

Potential Gross rental Income	\$156,600
Vacancy 5%	\$7,830

## EXPENSE SUMMARY

Maintenance / cleaning	\$2,000
Property tax / licenses	\$23,000 (New Owner)
Water	\$1,704
PG&E	\$2,304
Trash / recycling	\$2,664
Insurance	\$4,200
<b>Total annual expenses</b>	<b>\$35,872</b>

**NET OPERATING INCOME: \$112,098**





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## EXPENSE SUMMARY

Floor	UNIT BED	UNIT BATH	LEASE START	CURRENT RENT	PROFORMA
Ground Floor	Commercial	3	Vacant		\$8,050
Floor 2	4	3	2013 (SRO) and Airbnb	\$5,000	\$5,000
<b>TOTAL</b>				\$60,000	\$13,050

Floor 2 is a 4 bed / 3 bath flat rented per room, 2 rooms occupied by long term tenant, other 2 large rooms were used as Airbnb.

Retail Proforma at \$3.25 sq/ft.



Current Condition



Staged



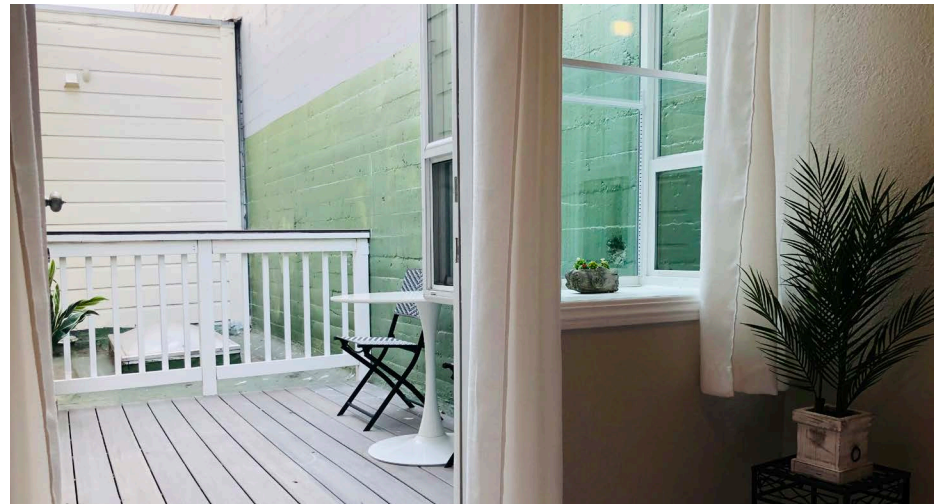
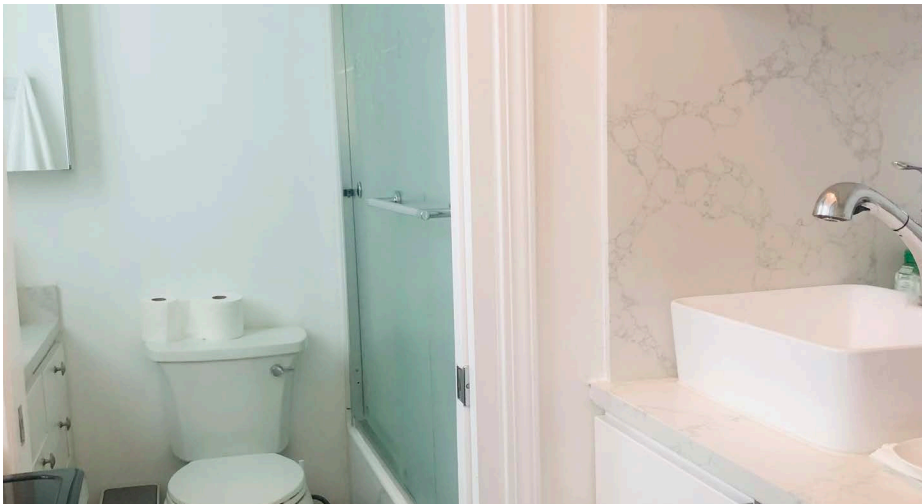
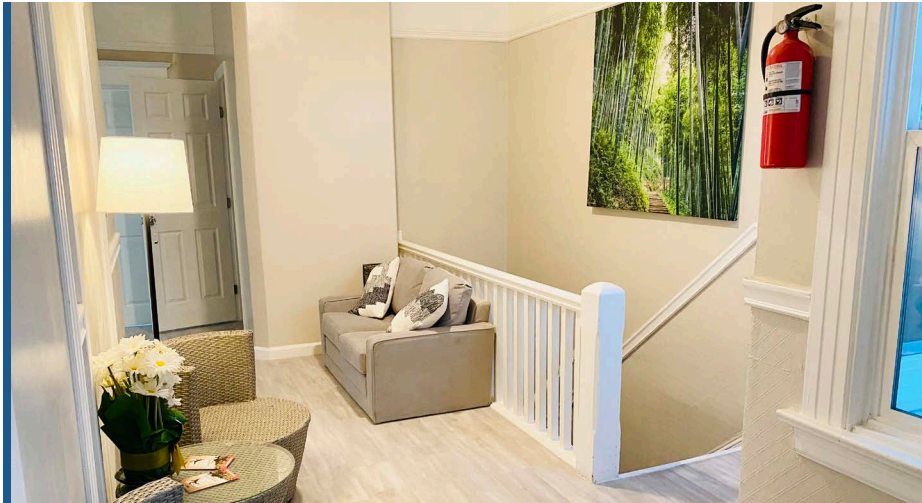
Current Condition



Staged









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