



3160-3164 24th St

San Francisco, CA 94110

Mixed-Use Building For Sale

2 Commercial Units
4 Residential Units

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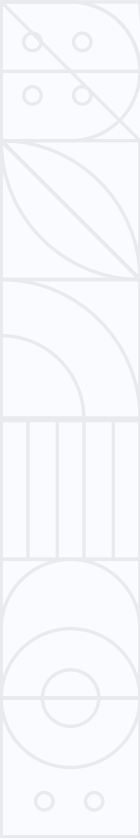
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3160-3164 24th St San Francisco

Square Ft	4,244 sq.f (Approx)
Units:	6
Type:	Mix-Use



HIGHLIGHTS

- 2 Spacious Commercial Units with market value rents
- 1 Vacant unit
- Significant Capital Improvements:
- Low expenses (Tenants pay for water and garbage)
- Situated in the culturally rich Mission District, surrounded by iconic local businesses, dining, and entertainment
- Anchored by iconic commercial tenants, including a beloved religious goods shop and a long-standing barber shop with annual increase.
- Strong current Income and potential for more.



DESCRIPTION

We are glad to present this exceptional investment opportunity in the heart of San Francisco's vibrant Mission District! This 4,244 sq.ft. mixed-use building on a 5,663 sq.ft. lot features significant capital improvements, including a brand-new roof, newly renovated bathrooms, and modern laminate flooring throughout. Built in 1915, this historic property seamlessly blends charm with modern upgrades.

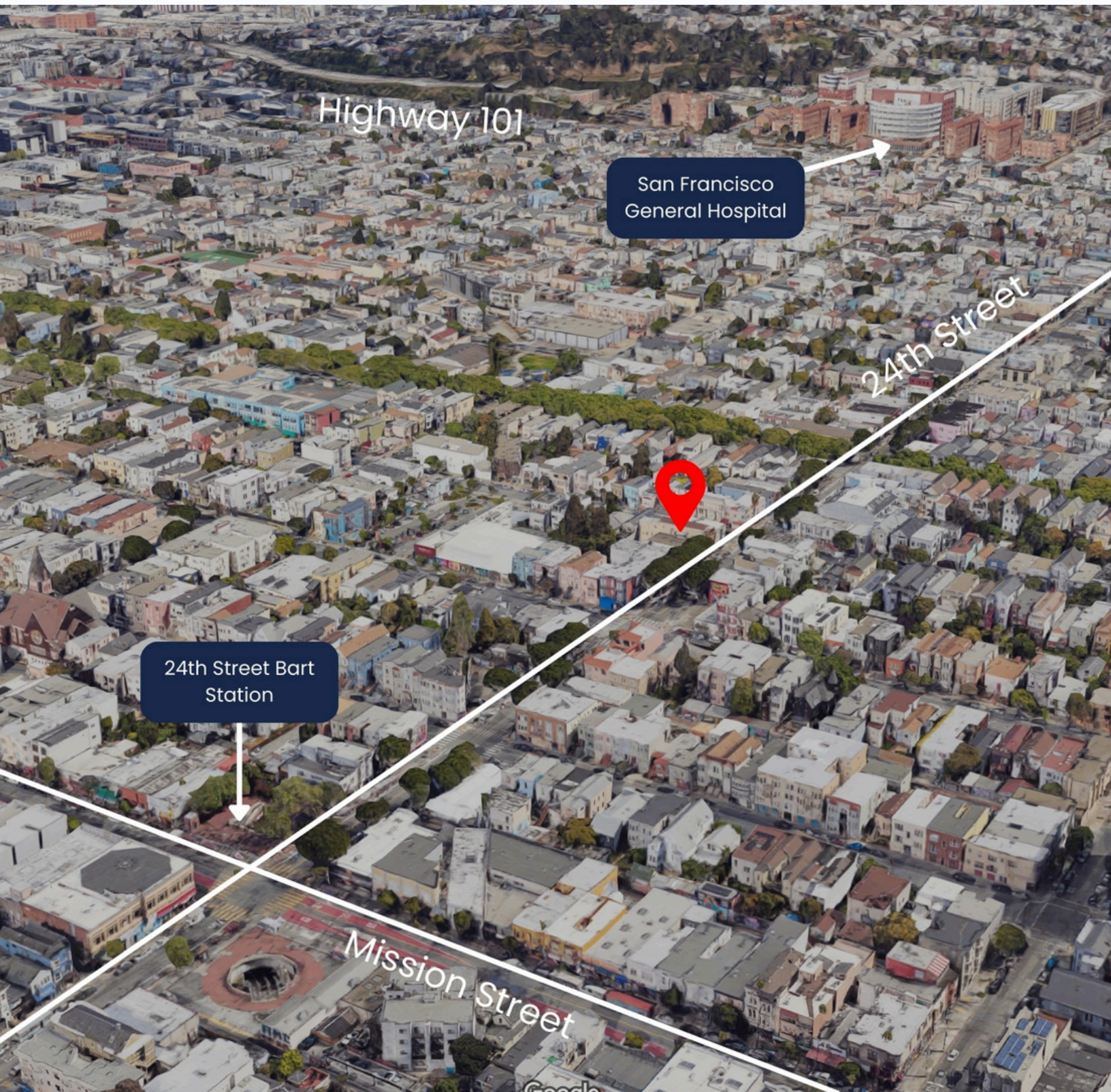
The building includes a mix of residential and commercial spaces, anchored by iconic tenants such as a beloved religious goods shop and a long-standing barber shop. With a CAP rate of 6.2% and a gross annual income of \$178,828, this property offers strong income potential and a strategic location in one of the city's most culturally rich neighborhoods.

Situated in a high-visibility area of the Mission District, the property benefits from heavy foot traffic, proximity to public transportation, and access to the area's thriving dining and entertainment scene. Don't miss the chance to own this turnkey investment in a highly sought-after San Francisco market.

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FINANCIAL SUMMARY

Address:	3160-3164 24 St, San Francisco
Purchase Price:	\$2,150,000
Lot Size: 5,663 SF	3,419 Sqft SF
Year:	1915
Building Size:	4,244 SF
Land Use:	Residential- Commercial
CAP Rate	6.2%
Price SF	\$507
Units	6

INCOME SUMMARY

GROSS RENTAL	\$178,828
CURRENT INCOME	\$133,511

EXPENSE SUMMARY

Utilities	\$2,644
Maintenance Cost	\$8,941
New Property Taxes	\$26,257
Vacancy Cost	\$5,364 (3%)
Insurance	\$11,000
TOTAL ANNUAL EXPENSES	\$45,317

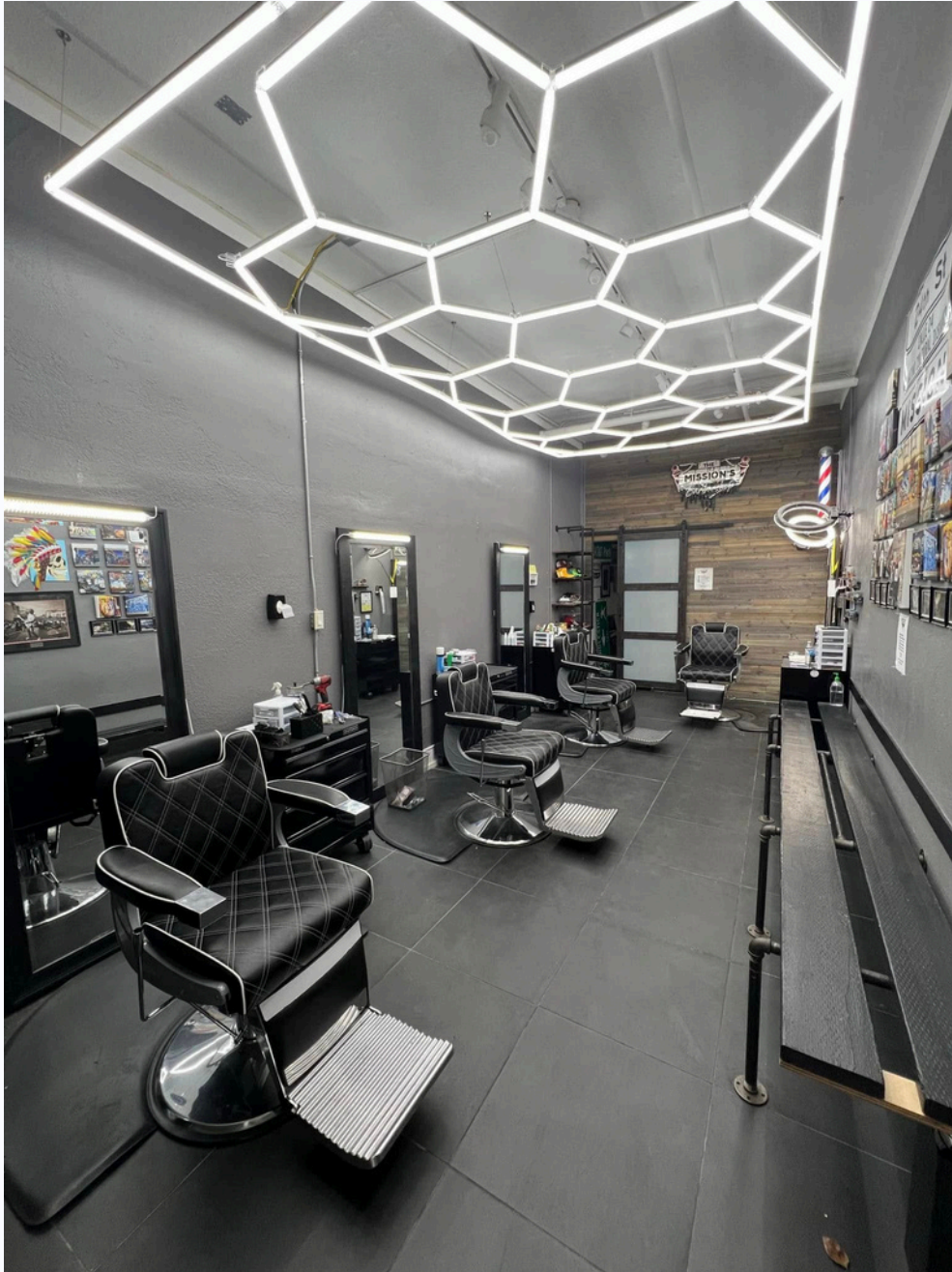


CURRENT RENT ROLL

UNITS	TYPE	CURRENT RENT	LEASE TERM
Barber Shop	Commercial 1,100 SF approx	\$2,900	2027
Religious Articles	Commercial 1,000 sq.ft approx.	\$4,600	M-M
Unit 1	1 Bed / 1 Bath	\$2,000	M-M
Unit 2	1 Bed / 1 Bath	\$1,632	M-M
Unit 3	1 Bed / 1 Bath	\$1,569	M-M
Unit 4	1 Bed / 1 Bath	Vacant (Market Rent \$2,200)	-



IMAGES



The Barber Shop



IMAGES



Stair to access the second floor

IMAGES



Vacant Unit

IMAGES



Remodeled
Bathroom
Nov 2024



IMAGES



Shared Patio

AGENTS



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Unique Vision

We see what others miss

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No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.



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