



**COLDWELL BANKER
COMMERCIAL
REALTY**

ELEGANT PACIFIC HEIGHTS VIEW BUILDING WITH PARKING!

TWO FULL FLOOR FLATS + STUDIO

124-128 PRESIDIO AVENUE SAN FRANCISCO, CA



FOR SALE

CBCWORLDWIDE.COM

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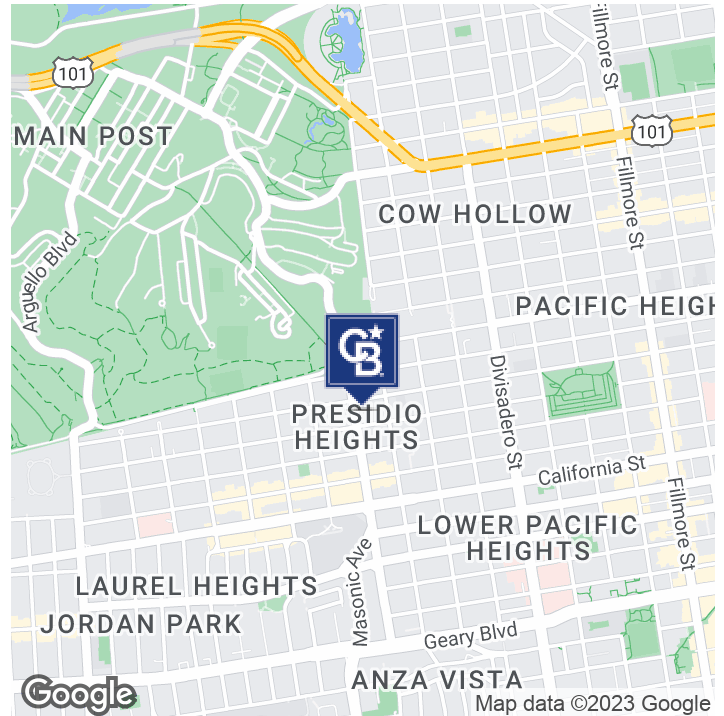
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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750

SALE

3 LARGE BEAUTIFUL UNITS | PACIFIC HEIGHTS

124-128 Presidio San Francisco, CA 94115



PROPERTY HIGHLIGHTS

- Beautiful Building w/ Two Full Floor Flats + Charming Studio!
- Fabulous Pacific Heights Location!
- Top Floor Flat Has Two Bedrooms/Two Baths + Large Formal Dining Room, Living Room w/ Fireplace, Den & Office
- Middle Floor Flat has Two Bedrooms/Two Baths + Large Formal Dining Room, Living Room w/ Fireplace, & Den
- One Studio Apartment
- All Apartments Are Spacious Beautiful Units
- Both Dens Could Be Third Bedrooms
- Vacant Top Floor Flat + 1 Garage Space – Perfect Owner/User Unit!
- Top Floor Flat Has Fantastic Views Including Marin Headlands & Golden Gate Bridge!
- The Lower Two Units Have Lovely Outlooks
- In Unit Washer/Dryers in Each Flat
- Top Floor has Large Private Rear Deck
- Middle Flat Has Delightful Private Rear Garden + Deck
- 2 Car Garage - 1 Space Vacant
- Secure Private Storage Room for Owner
- Additional Storage in the Garage
- Separate Hot Water Heaters
- Separately Metered Gas & Electricity
- Ideal Owner/User Investment or TIC Opportunity!

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OFFERING SUMMARY

Offered at: \$3,895,000

Number of Units:	3
Building Size:	Approx. 3,954 SF*
Lot Size:	Approx. 3,078 SF**
Lot Dimensions:	Approx. 30.5' x 100.92'***
Year Built:	1924**
Zoning:	RH2**
APN:	0983-015**

*Per Owner Floorplans

**Per Realist Tax Records

***Per Plat Map



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PROPERTY DESCRIPTION

124-128 Presidio Avenue is a fantastic three-unit multi-family building in a highly desirable location right on the edge of Presidio Heights and Pacific Heights. The building was constructed in 1924 and maintains its classic interior architecture. It boasts two large two bedroom/two bath flats and one studio apartment. Both upper floor units have a den with closet that could be third bedroom. The studio is on the lower floor with its own separate access. It boasts ample living and storage space with a lovely outlook. The middle floor flat has two bedrooms/two baths plus a large formal dining room, living room with fireplace, and den (or third bedroom). The middle flat has exclusive access to the charming backyard/garden through double French doors in the bedrooms. The studio and the middle floor flat are occupied by the same tenant. The studio (Unit 128) rents for \$1,554/month and the middle floor flat (Unit 126) rents for \$4,442/month. There are banked increases for both these units. The top floor flat also has two bedrooms/two baths plus a large formal dining room, living room with fireplace, and den (or third bedroom) plus an additional bonus room/office over the stairs. This unit has a large deck off the bedrooms overlooking the garden. The vacant top floor flat would make an excellent owner's unit! All the units show well with their high ceilings, hardwood floors, excellent views, and good natural light. The property is separately metered for gas and electricity and tenants pay for their own heat. Ideal owner/user property or TIC opportunity!

LOCATION DESCRIPTION

The attractive building is ideally located in the very desirable Pacific Heights neighborhood of San Francisco. The area is well known for its high end homes, apartments, shops and restaurants. The property is close to Presidio Heights, Sacramento and California Streets, and Laurel Village restaurants, shops, and boutiques. The Presidio National Park is one and a half blocks from the front door. Additionally, the property is conveniently located near other area attractions such as the Presidio Golf Course, Golden Gate Park, Baker Beach, and the Marina. Public transportation stops via Muni are nearby, giving great and quick access to the Financial District, Downtown, and the rest of the City. The Golden Gate Bridge is within a short driving distance allowing easy access to Marin County and the Wine Country. Park Presidio is easily accessed leading to 19th Avenue and Interstate 280 south to the Peninsula, Half Moon Bay, and San Jose.

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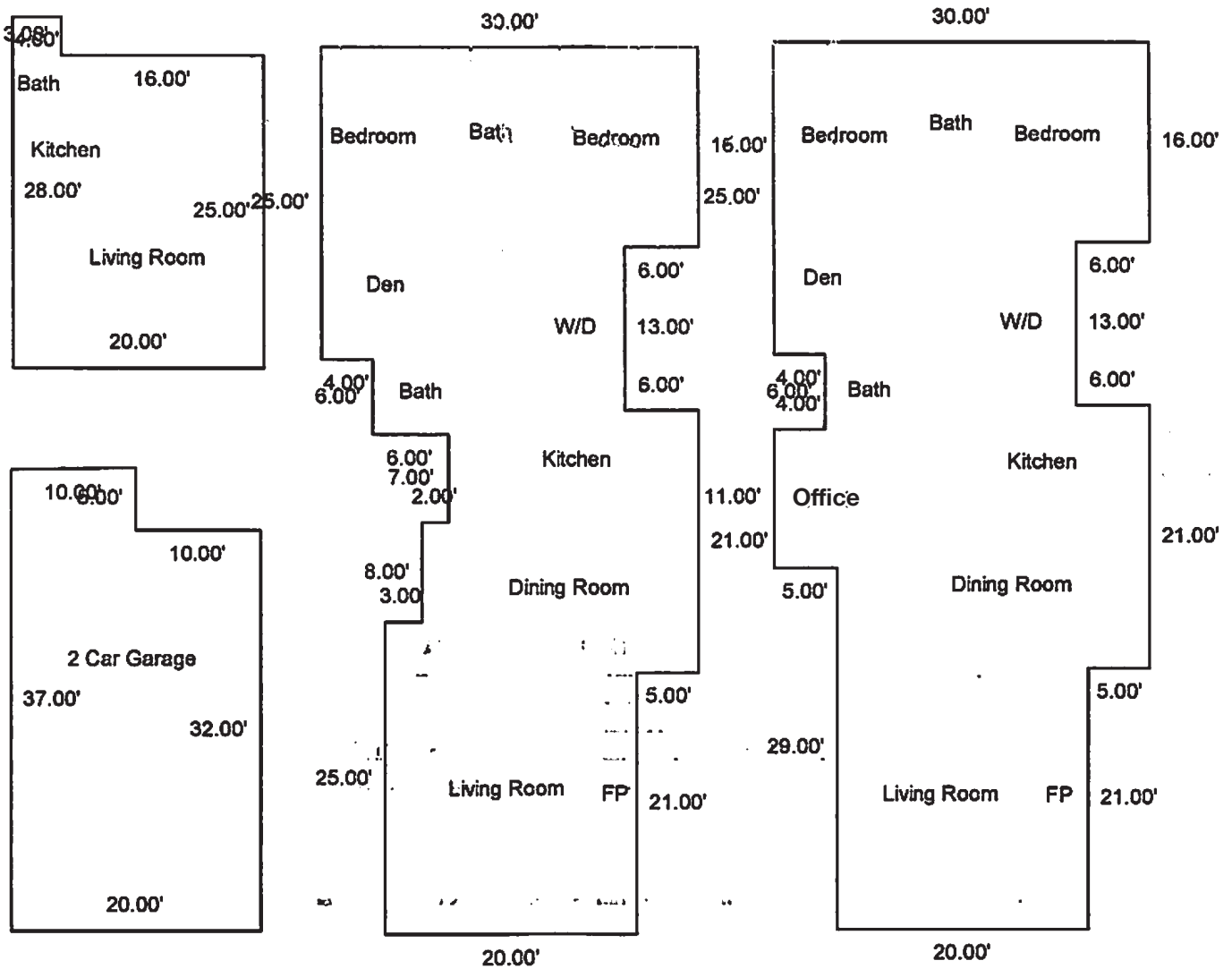
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FLOORPLANS



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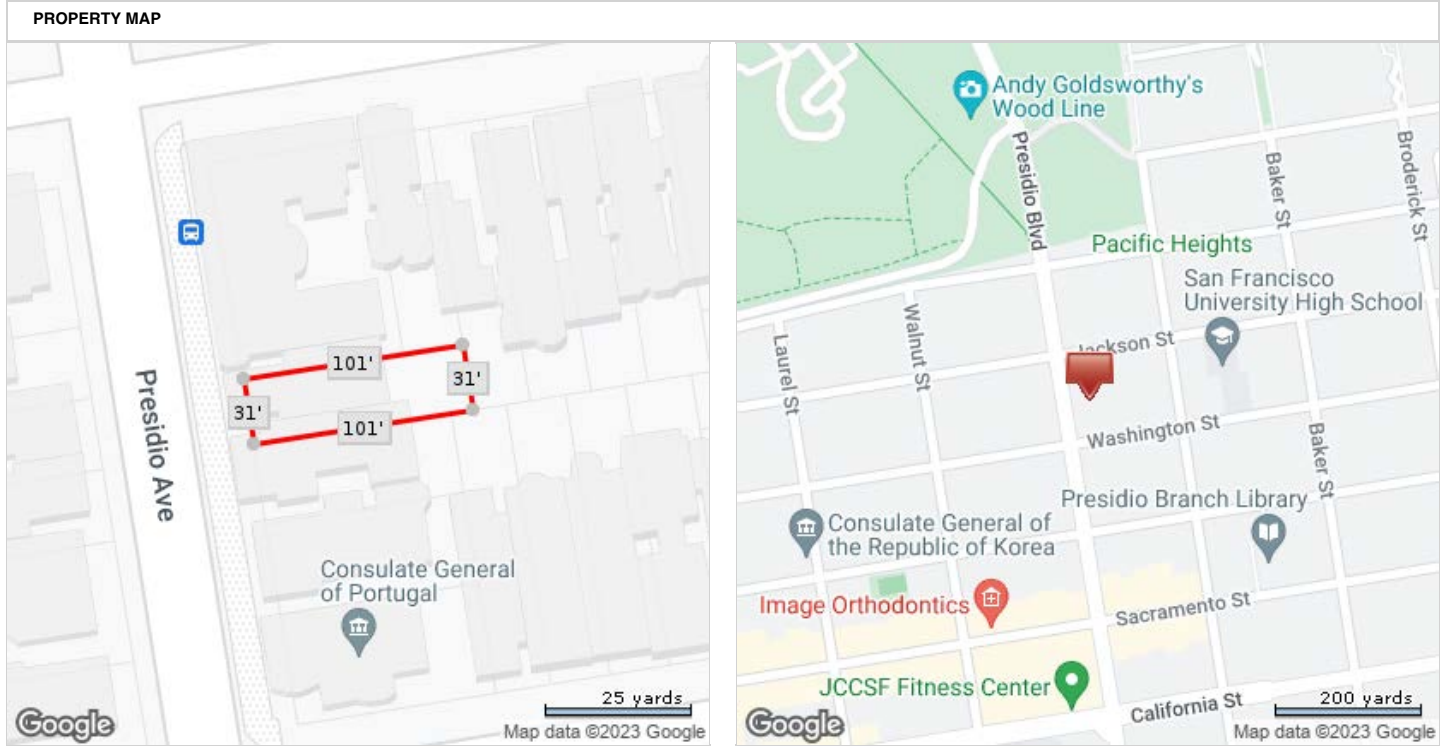
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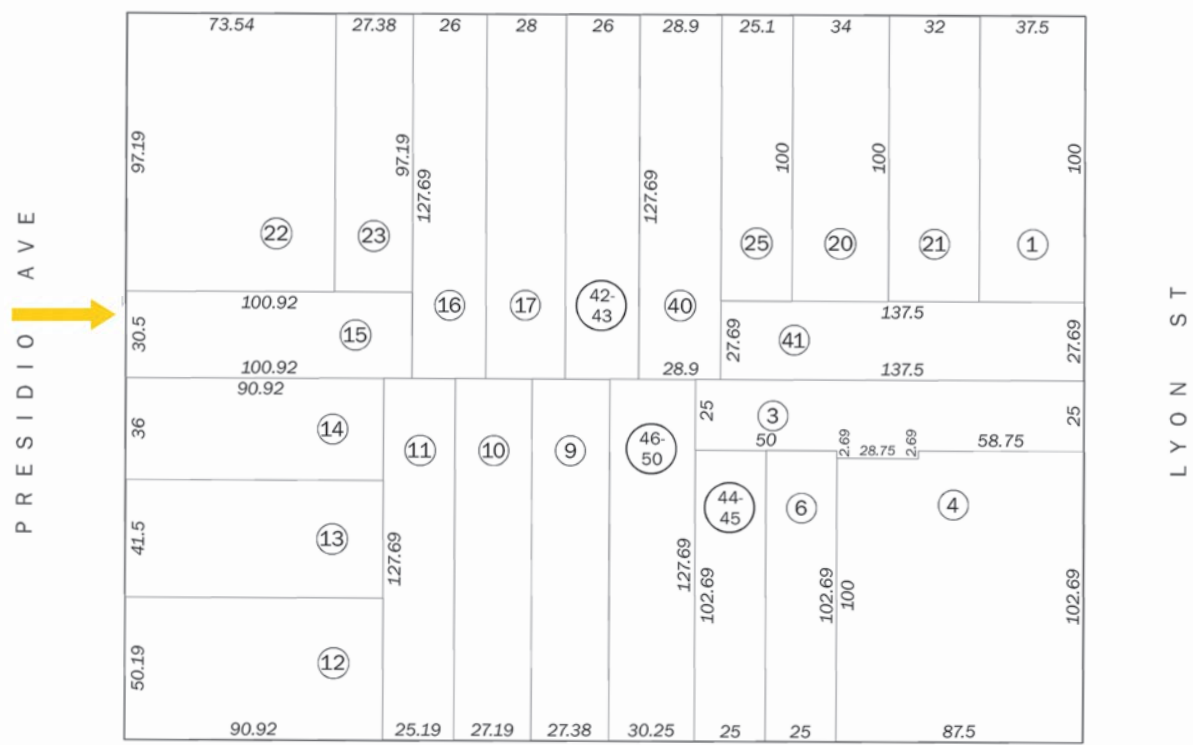
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PLAT MAPS



*Lot Dimensions are Estimated



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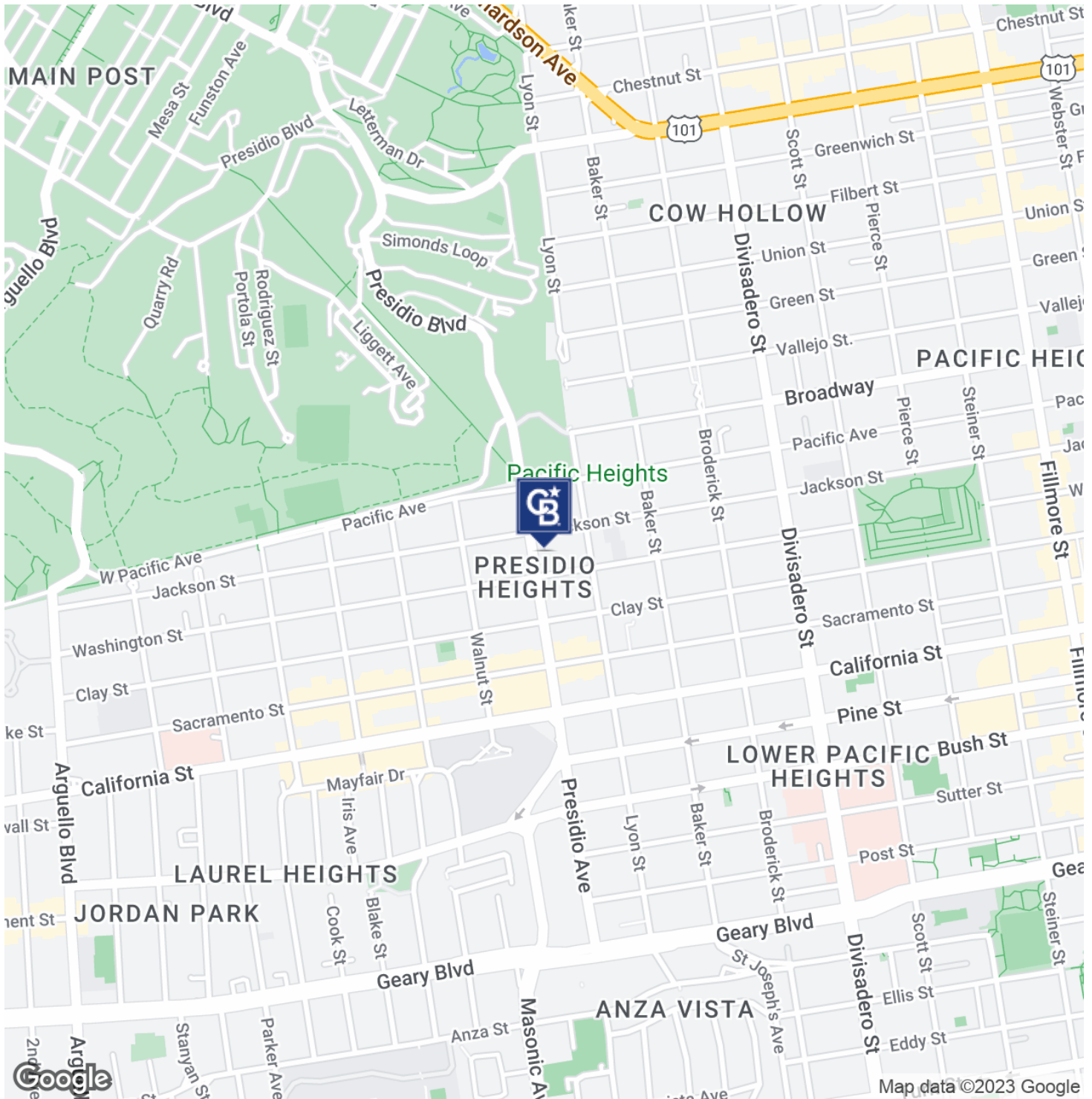


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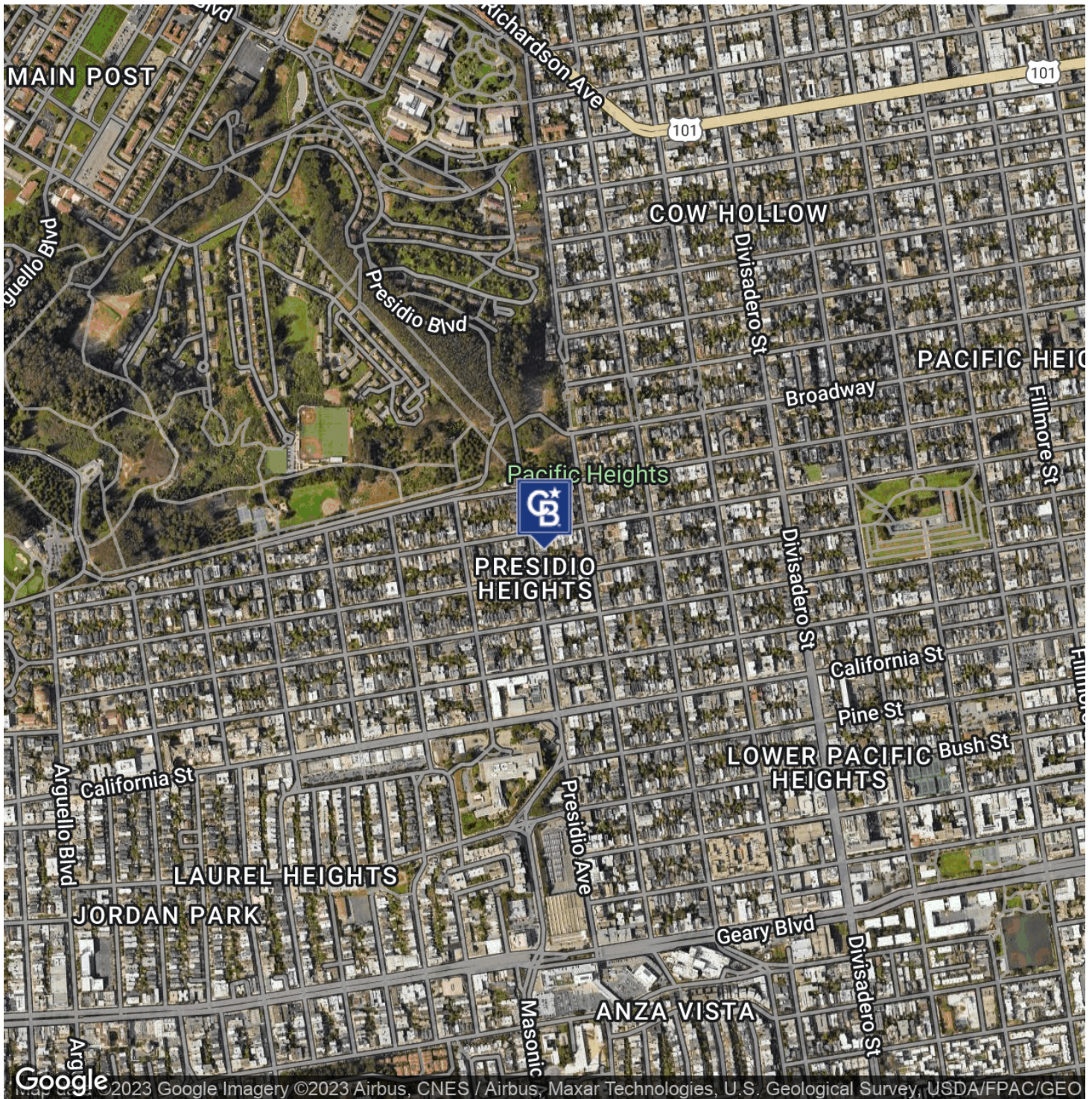


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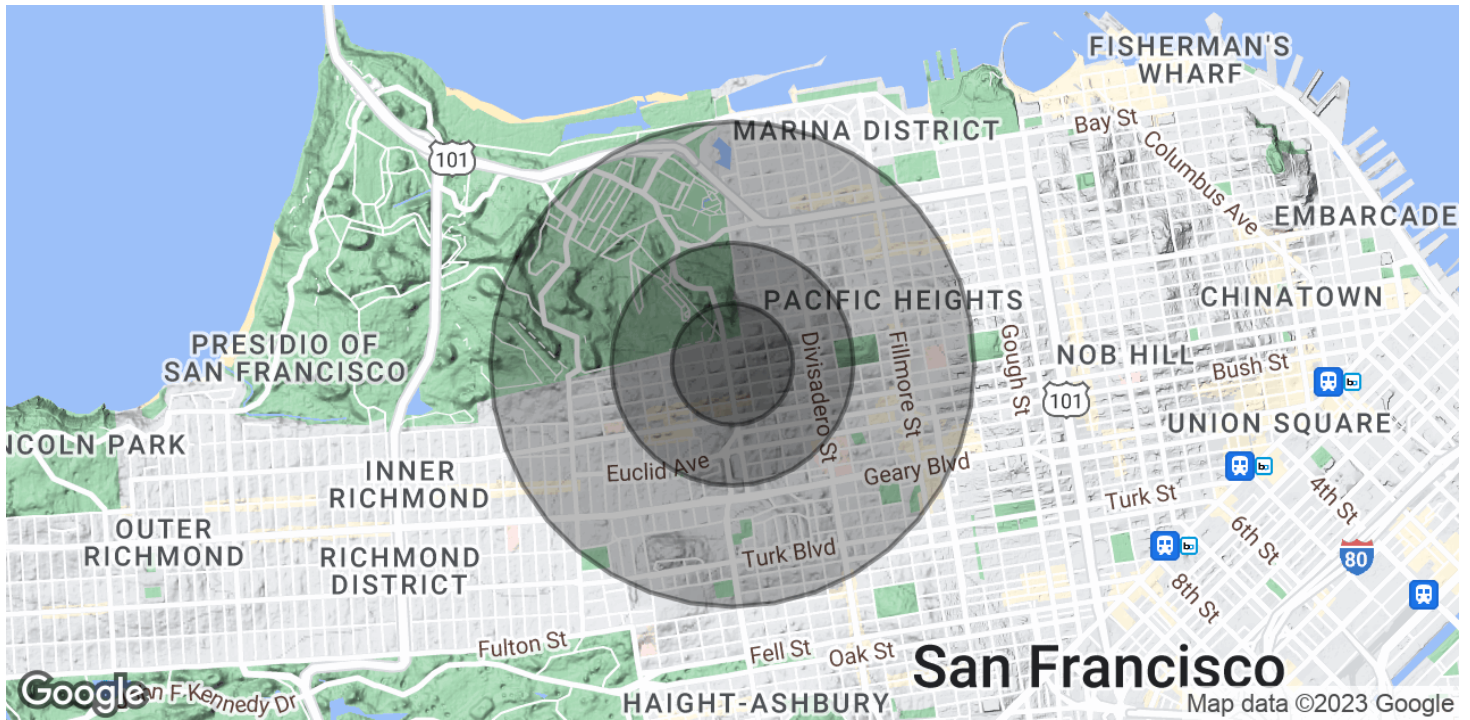


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,575	13,772	60,218
Average Age	41.5	38.8	37.2
Average Age (Male)	41.2	37.7	36.3
Average Age (Female)	43.2	40.7	38.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,852	6,908	31,841
# of Persons per HH	1.9	2	1.9
Average HH Income	\$276,583	\$255,610	\$195,843
Average House Value	\$2,487,213	\$2,117,682	\$1,506,837

* Demographic data derived from 2020 ACS - US Census

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