



COLDWELL BANKER
COMMERCIAL
REALTY

TWO LARGE CHARMING CONDOS INNER MISSION DISTRICT

670-672 SHOTWELL STREET
SAN FRANCISCO, CA



FOR SALE

DAN MCGUE
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CaIDRE# 00656579

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

SALE TWO LARGE CHARMING CONDOS | INNER MISSION DISTRICT

670 & 672 Shotwell Street San Francisco, CA 94110



PROPERTY HIGHLIGHTS

- Excellent Inner Mission District Location!
- 2 Buildings on One Subdivided Lot
- Each Building is a Separate Condominium
- 1 Six Room/2 Bathroom Condo (670)
- 1 Five Room/2 Bathroom Condo (672)
- Shared Laundry Room
- Shared Yard
- Separate Heat & Hot Water Heaters
- Separate Gas & Electric Meters
- Condos May Be Sold Separately!

OFFERING SUMMARY

Offered at: \$1,895,000

Purchased Individually - 670 Shotwell:	\$1,050,000
Purchased Individually - 672 Shotwell:	\$995,000
Total Number of Units:	2
Price/SF:	\$674
Building Size:	Approx. 3,412 SF*
Year Built:	1900*
Zoning:	RH-3*
APN:	3611-074 & 075*

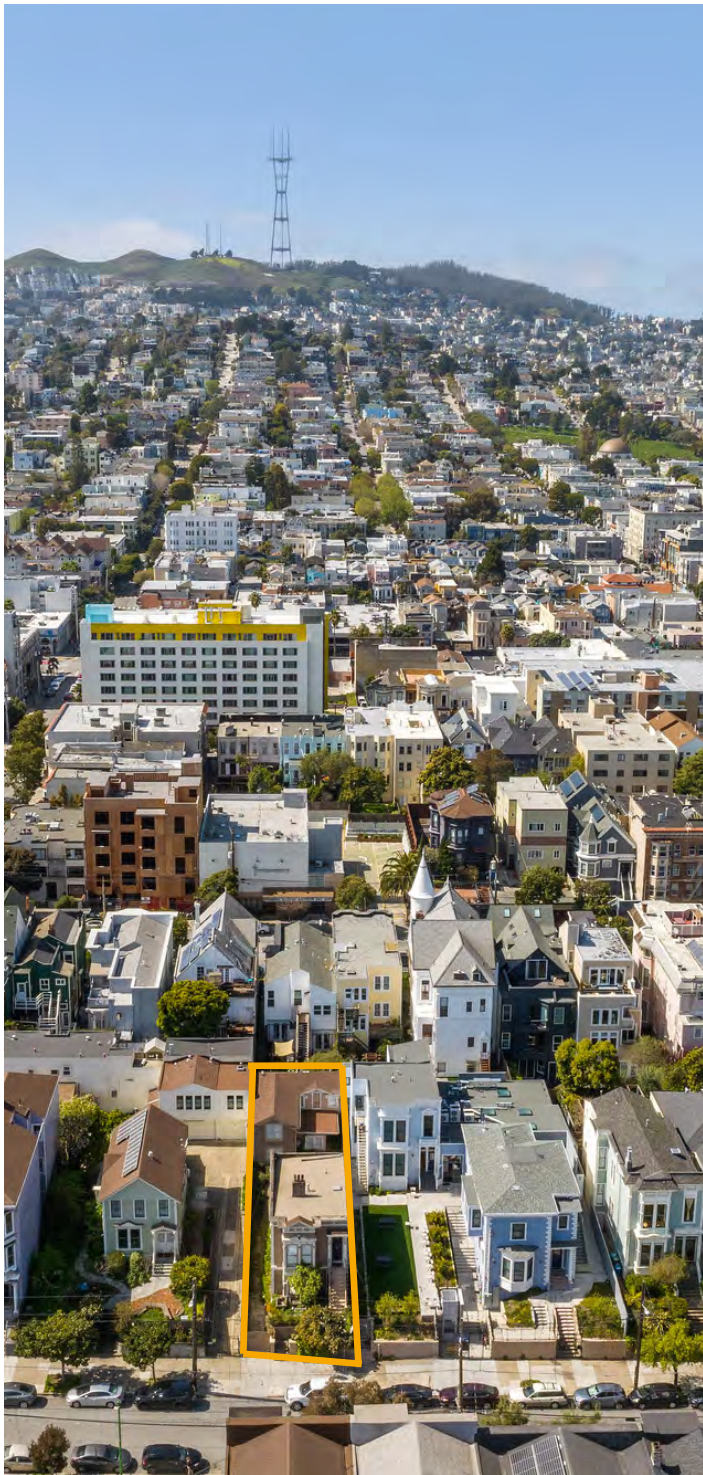
*Per Realist Tax Records

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PROPERTY DESCRIPTION

670-672 Shotwell Street is a 2-condominium property on one subdivided lot excellently located in the vibrant Inner Mission District of San Francisco. Each condo is its own building! 670 Shotwell, the front Victorian was originally constructed for a shipbuilder and retains the original floor plan. It provides a spacious front formal living room with a nice view and fireplace, two bedrooms, a fainting room, formal entry, and the original full bath on the top floor. Downstairs has a 2nd formal entry, large formal dining room, spacious eat-in kitchen, full bath, den, laundry room, and storage. This unit is tenant occupied and they pay \$4,265/month. 672 Shotwell is a lovely three-bedroom unit with two full baths which has been converted from a barn. It has a large ground floor living area that the current owner has used as her art studio for many years, living room/dining room, a separate kitchen, a laundry closet and storage. Upstairs are two bedrooms, a full bath, and a family room with a peaked roof which was designed by the architect seller to convert to a 3rd bedroom easily. There is a generous shared yard. There are separate water heaters for each unit and a shared water meter. The owner currently pays 672 Shotwell's water, but it is stipulated in their lease that once separate water meters are installed, the tenants are responsible for their own water bill. There are separate heat and gas and electric meters. The condos may be purchased individually or together!

LOCATION DESCRIPTION

The Mission District is located in the heart of San Francisco with a superb microclimate. Generally sunnier and warmer than other parts of the City, the Inner Mission is constantly buzzing with activity. It has a vibrant café culture, great nightlife and an eclectic mix of new developments and classic, older San Francisco architecture. This two-unit property is just three blocks off Mission St. where there are countless restaurants, bars, and boutiques. Valencia Street, also loaded with restaurants, bars and shops is nearby. Directly across the street from the property is Jose Coronado Playground, featuring multi-use athletic courts, a playground, and an indoor facility for classes. The adjacent neighborhoods, Noe Valley and Mission Dolores, provide robust park amenities and extracurricular activities. It is a few blocks from the 24th Street BART station, and nearby Muni lines allow for quick access to Downtown San Francisco and the tech companies headquartered there, such as Chime, Instacart, Grammarly, Zoosk and Calm. Nearby Hwy 101 grants easy and quick access to all parts of the City, North Bay, East Bay and Peninsula.

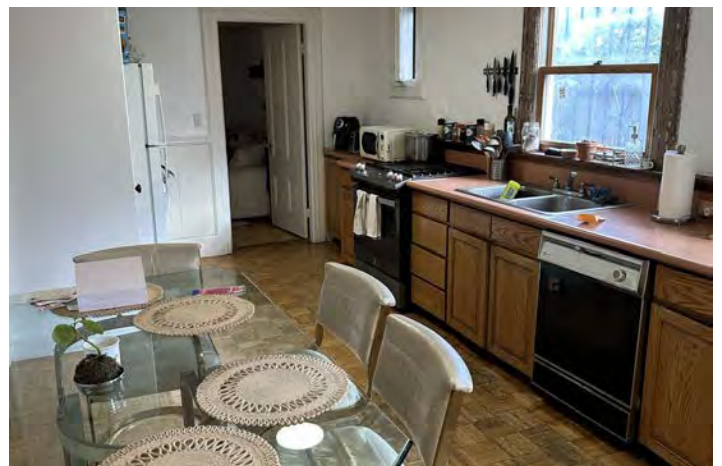
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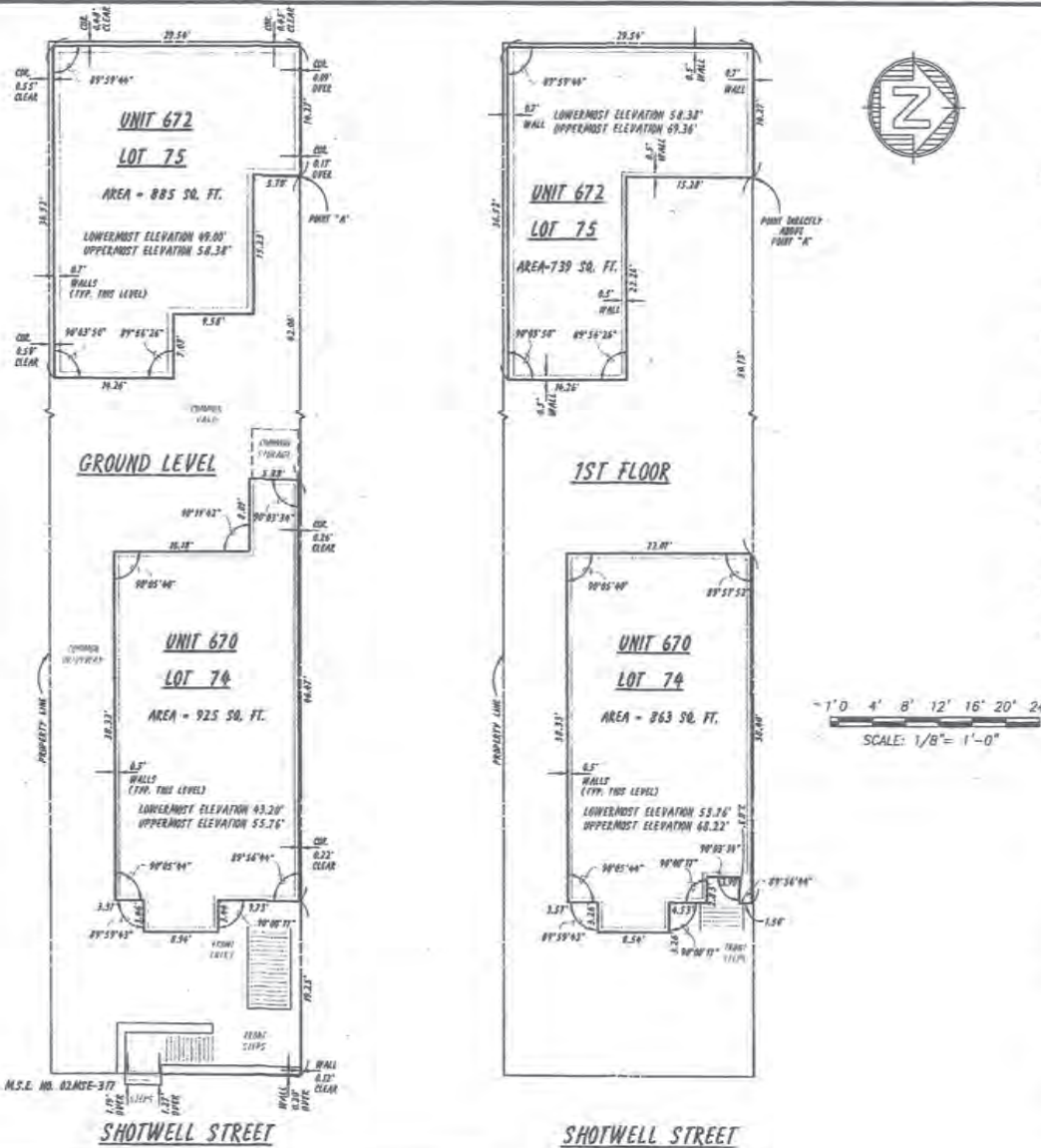


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FLOOR PLANS

134



GENERAL NOTES:

- THIS IS A MAP OF A "CONDOMINIUM PROJECT" AS THAT TERM IS DEFINED IN SECTION 1351(f) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND THE SUBDIVISION DISTRICT DESIGN IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STEELE COMMON INTEREST DEVELOPMENT ACT, TITLE 6, PART 4, DIVISION 2 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. SHEET TWO OF THREE THEREIN IS THE SURVEY MAP OF THE SURFACE OF THE LAND INCLUDING WITHIN THE PROJECT AND SHEET THREE OF THREE SHOWS THE SUBSTANTIALLY FINAL PLANS OF THE BUILDING AS PROVIDED IN SECTION 1351(f) OF THE CIVIL CODE.
- "UNIT" MEANS THE ELEMENTS OF A CONDOMINIUM WHICH ARE NOT SHARED IN COMMON WITH THE OWNERS OF OTHER CONDOMINIUMS IN THE PROJECT. EACH UNIT IS SHOWN, DIMENSIONED AND DELINEATED ON THE MAP. THE UNIT CONSISTS OF THE SPACE ENCLOSED BY AND CONTAINED WITHIN THE EXTERIOR SURFACES OF THE PERIMETER WALLS, DOORS, WINDOWS, FOUNDATION, THE TOP OF THE GROUND SURFACE AND THE TOP OF THE ROOF. EACH UNIT ALSO INCLUDES THE HEATING EQUIPMENT, PUMPS, MOTORS, PIPES AND CHUTES, CONCRETE, PAINT, PLUMBING, WIRING AND OTHER UTILITY INSTALLATIONS NECESSARY TO PROVIDE POWER, LIGHT, TELEPHONE, GAS, WATER, SEWERAGE, DRAINAGE AND HEAT, PROVIDED THE PROVIDED SERVICE ONLY ONE UNIT, ELEVATION ANTENNA, SHUTTERS, AIRWAYS, WINDOW SIZES, DOOR STEPS, EXTERIOR DOORS, SCREENS AND WINDOWS, LATHES AND APPLIQUES. THE UNIT DOES NOT INCLUDE EXISTING TREES AND SHRUBS DEFINED AS COMMON AREA.
- "COMMON AREA" MEANS ALL LANDS AND IMPROVEMENTS NOT LOCATED WITHIN ANY UNIT. THE COMMON AREA INCLUDES, BUT NOT BY WAY OF LIMITATION, THE LAND, ANY PILES, CHUTES, DRAINAGE, WELLS, PIPES, PLUMBING AND OTHER UTILITY INSTALLATIONS THAT SERVE MORE THAN ONE UNIT, AND ANY OTHER PORTION OF THE PROJECT THAT IS NOT PART OF A UNIT AND THAT SERVES MORE THAN ONE UNIT.
- OWNERS' SHOWN IN ELEVATIONS NOTED ON SHEET THREE ARE INTENDED TO BE THE HIGHER EXTREME OF THE BUILDINGS.
- ALL BUILDING WALLS OF UNITS ARE AT THIRTY DEGREES UNLESS OTHERWISE INDICATED OTHERWISE AND SHOWN IN FEET AND DECIMALS THEREOF.
- FOR PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREA, SEE TABLE ON SHEET THREE.
- ELEVATIONS SHOWN HEREIN WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 31ST STREET AND BUSHY VINE BREE AVENUE, ELEVATIONS ARE BASED ON CITY OF SAN FRANCISCO DATUM: M.S. CORNER, CORNER CUT BUTTER BAY SW, ELEVATION = 43.547.
- ENCROACHMENT ONTO THE ADJOINING PRIVATE PROPERTY IS HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES WHICH MAY ARISE THEREFROM.
- UNIFORM DIMENSIONAL ENCROACHMENT (M.S.E.) PERMIT NO. 021MSE-317

TABLE
PERCENT OF INTEREST IN COMMON AREA PER UNIT

UNIT NO.	LOT NO.	PERCENT %	SQ. FT.
670	74	52.04	1788
672	75	47.81	1624

PARCEL MAP 670-672 SHOTWELL STREET A RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 30, 2007 ON DEED HS-53 AT IMAGE 0326 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA,

ALSO BEING A SUBDIVISION OF LOT 644, ASSessor'S BLOCK NO. 2611 ALSO BEING A PART OF MISSION BLOCK NO. 056

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
JANUARY, 2003



Frederick T. Seher & Associates
PROFESSIONAL LAND SURVEYORS
847 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 931-7400

SHEET THREE OF THREE SHEETS

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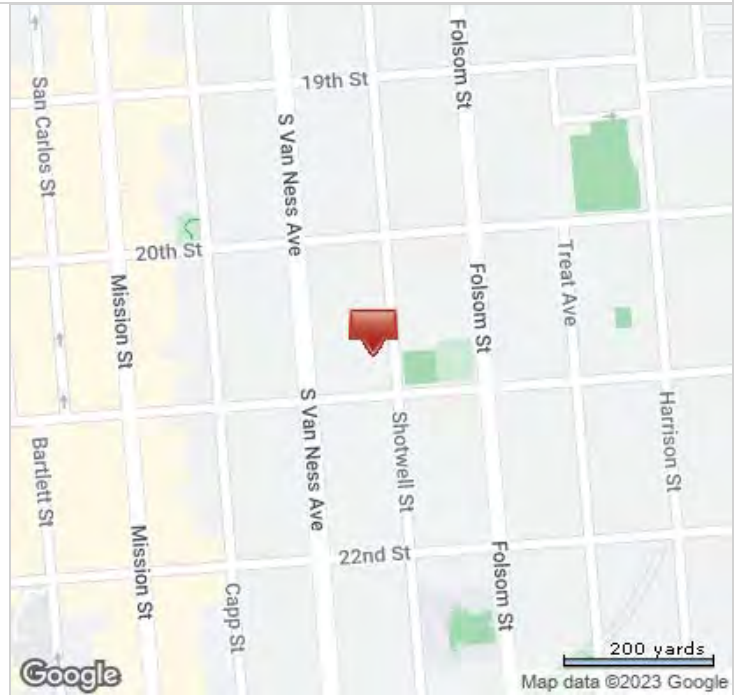
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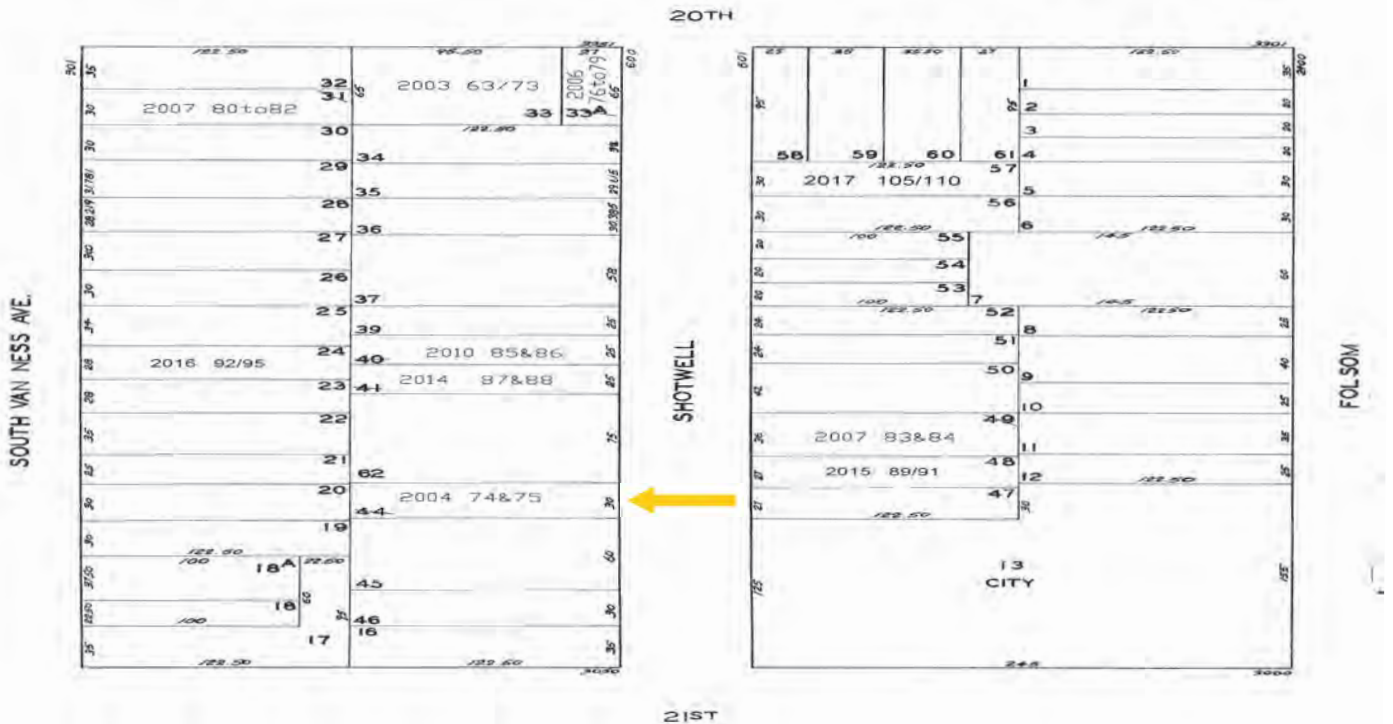
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP

PROPERTY MAP



*Lot Dimensions are Estimated



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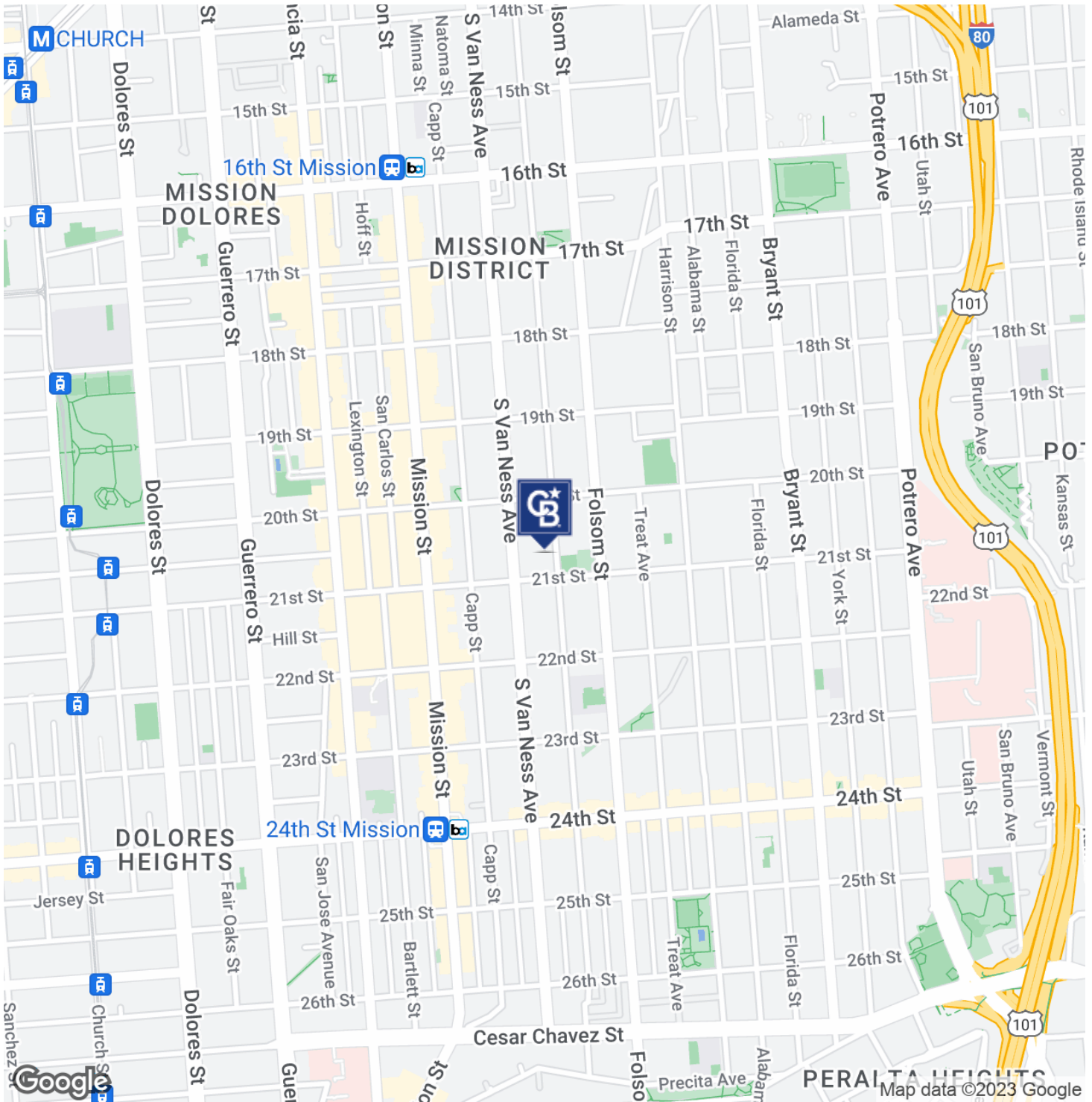
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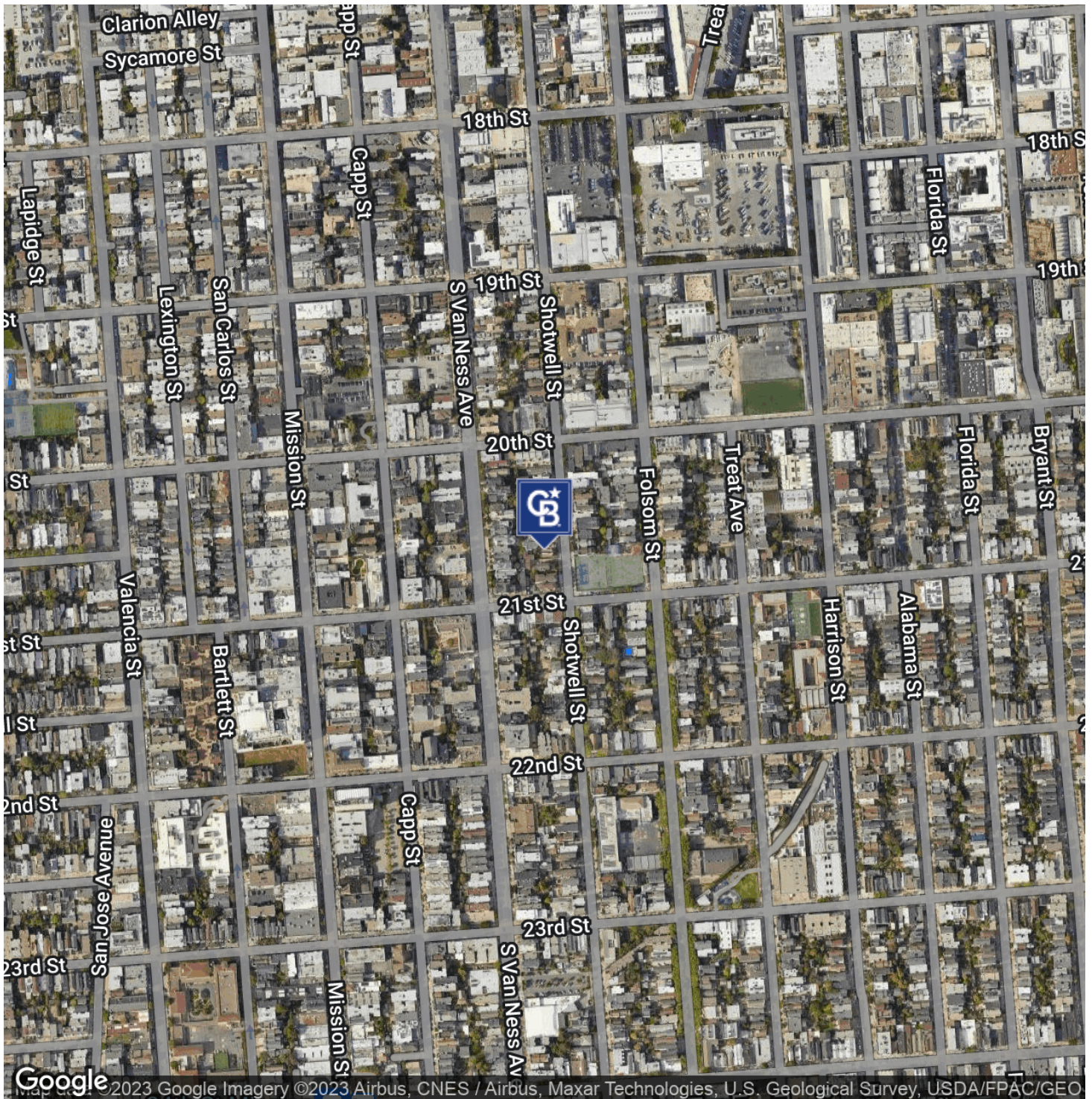


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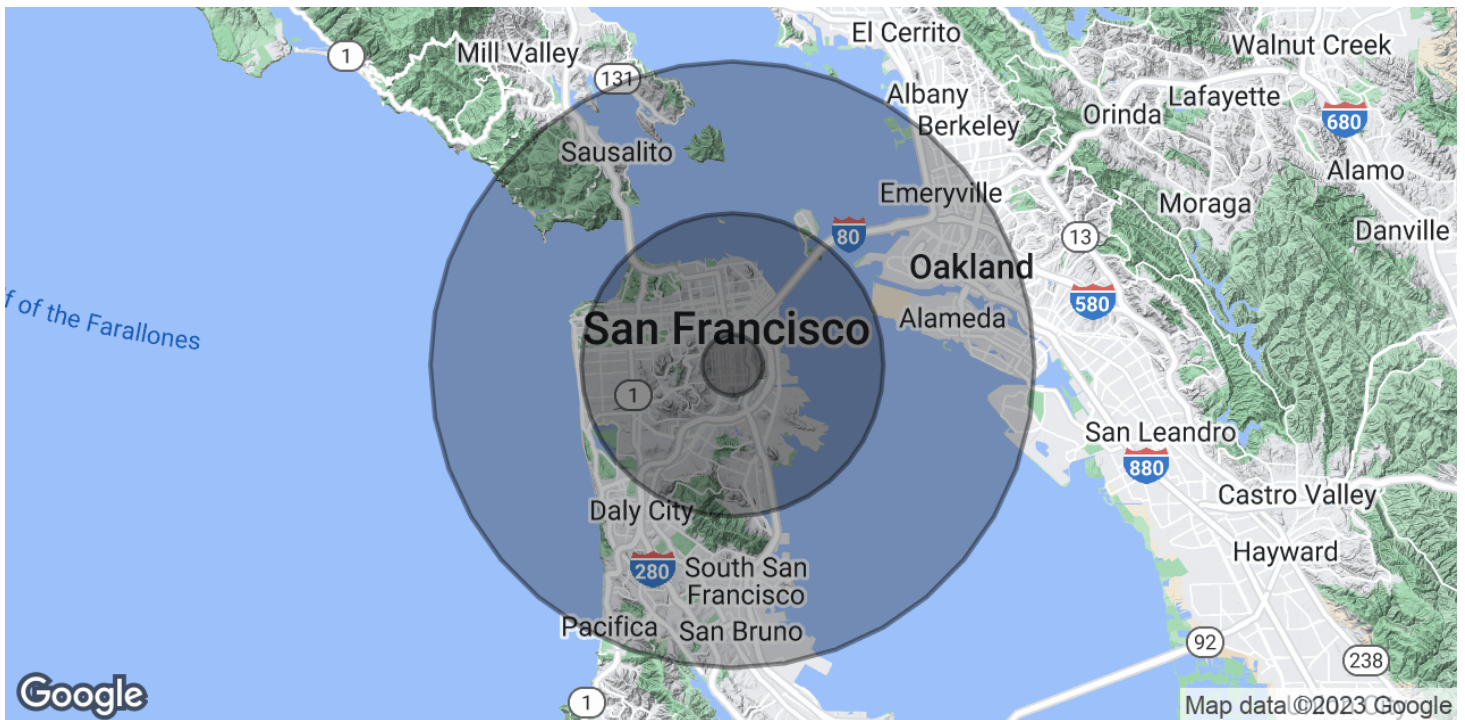
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	87,847	896,151	1,355,860
Average Age	38.1	40.1	40
Average Age (Male)	38.5	39.5	39.4
Average Age (Female)	37.4	40.8	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	40,446	403,424	592,290
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$170,524	\$151,986	\$141,768
Average House Value	\$1,145,988	\$1,063,069	\$981,700

* Demographic data derived from 2020 ACS - US Census

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