



COLDWELL BANKER
COMMERCIAL
REALTY

LAKE STREET DISTRICT FOURPLEX + PARKING | SAN FRANCISCO

242 27TH AVENUE



FOR SALE

CBCWORLDWIDE.COM

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

SALE

FOURPLEX + PARKING | LAKE STREET DISTRICT

242 27th Avenue San Francisco, CA 94121



PROPERTY HIGHLIGHTS

- Prime Lake Street District Location!
- 4 Two Bedroom/One Bathroom Units
- 1 Vacant Unit Available for Owner/Occupier
- 2 Units Recently Renovated
- 4 Car Parking + Storage
- Leased Laundry
- Separately Metered for Gas & Electricity
- Separate Heat
- New 100g Commercial Grade Water Heater 2020
- Intercom System Upgraded 2022
- Exterior Painted 2023
- Voluntary Seismic Work Completed 2021

OFFERING SUMMARY

OFFERED AT: \$1,950,000

Number of Units:	4
Price/SF:	\$481
Building Size:	Approx. 4,050 SF*
Lot Size:	Approx. 3,000 SF*
Lot Dimensions:	Approx. 25' x 120'*
Year Built:	1960*
Zoning:	RM1*
APN:	1386-032*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

242 27th Avenue is a well-maintained 4 unit apartment building located in the Lake Street district, one of the most popular neighborhoods in San Francisco. Constructed in 1960, this property consists of four (4) two bedroom/one bath units. The two units on the top floor have been renovated with newer kitchens and baths. One of the units on the first floor recently underwent a partial kitchen update. The two units on the first floor have exposed hardwood floors while most of the flooring in the other two units is carpeted. Sprinklered storage is available for tenant use. There is a single garage with storage space plus three additional carport spaces in the rear. The current owners have completed extensive exterior work on the building, including replacing all the windows in 2007. All the units are separately metered for gas and electricity. Tenants pay for their own heat and electricity. Voluntary seismic work has been completed. Vacant unit available for owner/occupier.



LOCATION DESCRIPTION

This attractive building, located in the highly desirable Lake Street District, is a block from California Street and is near Clement Street and Geary Boulevard, which have many retail shops, restaurants, and bars. Shopping and other services are nearby in the Laurel District Shopping Center as well as on Sacramento Street in Presidio Heights. Additionally, the building is conveniently located to the Presidio, Golden Gate Park, Lincoln Park Golf Course, Baker and Ocean Beaches. 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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RENT ROLL

Unit #	Unit Type	Scheduled Rent	Market Rent ¹	Move In Date	Last Increase Date
1	2 Bedroom	\$1,376.00	\$3,100.00	05/10/2003	05/09/2023
2	2 Bedroom	\$1,975.00	\$3,100.00	12/01/2005	11/30/2023
3	2 Bedroom	\$3,100.00 ²	\$3,500.00	04/16/2022	-
4	2 Bedroom	\$3,500.00 ³	\$3,500.00	Vacant ³	-
Parking	Carport	\$150.00 ³	\$150.00	Vacant ³	
Storage	Closet	\$100.00 ³	\$100.00	Vacant ³	
Total Monthly		\$10,201.00	\$13,450.00		
Total Annual		\$122,412.00	\$161,400.00		

¹ Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

² Two Years of Banked Increases.

³ Vacant unit. Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

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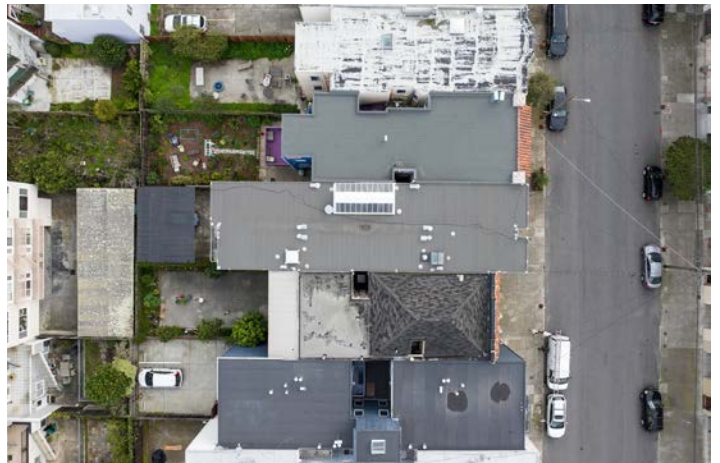


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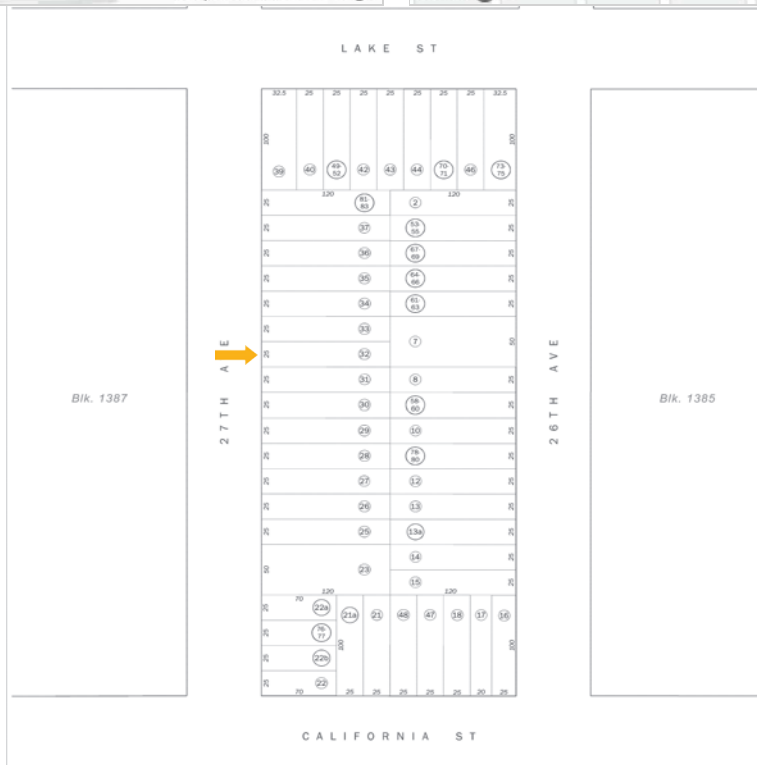
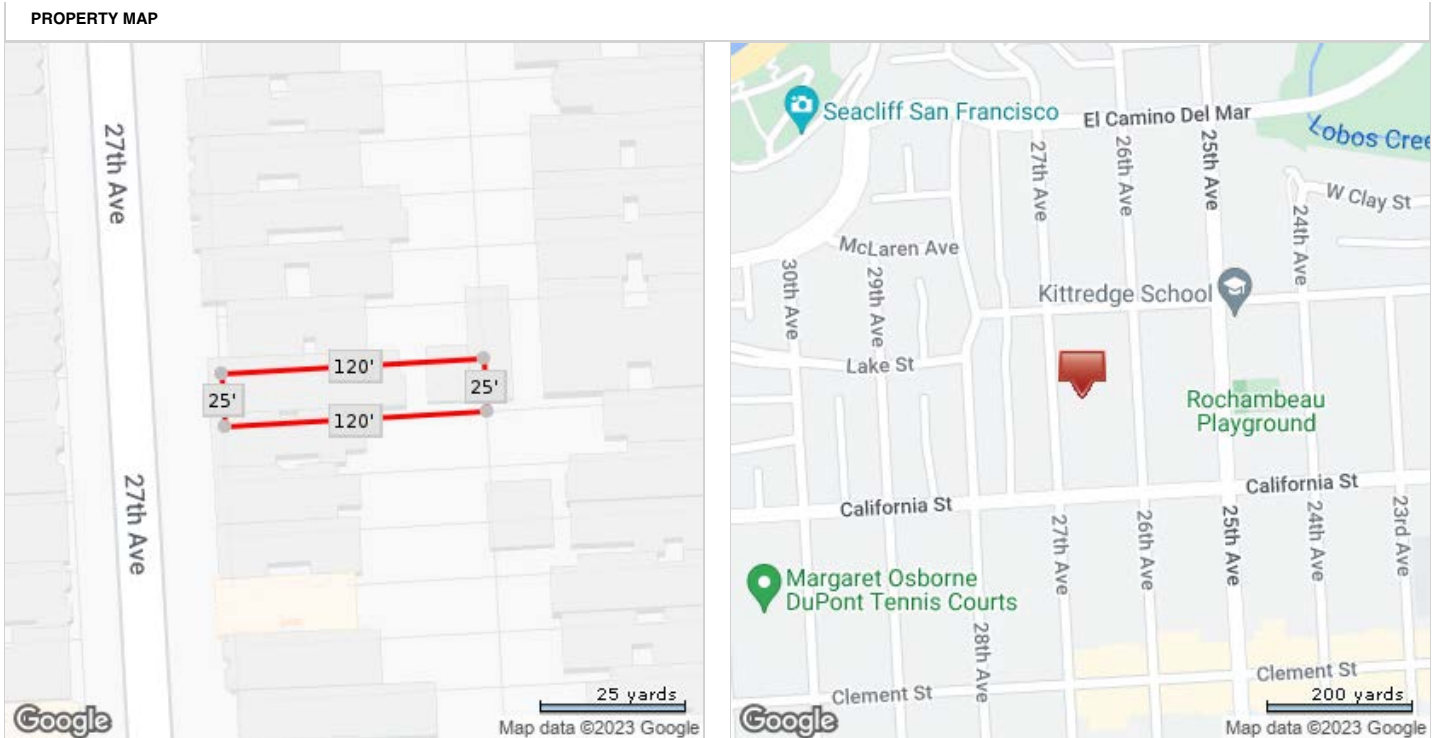
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



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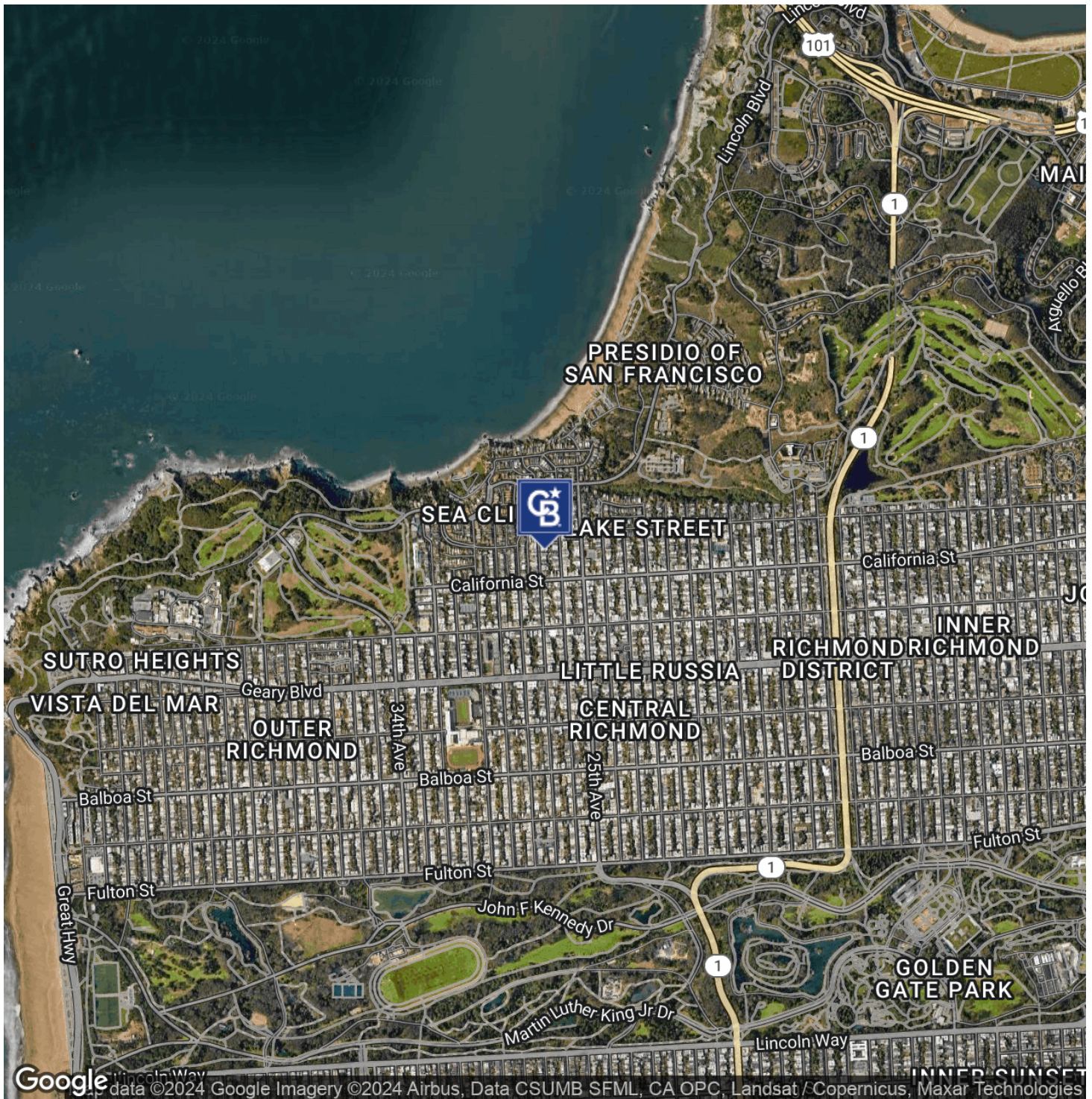


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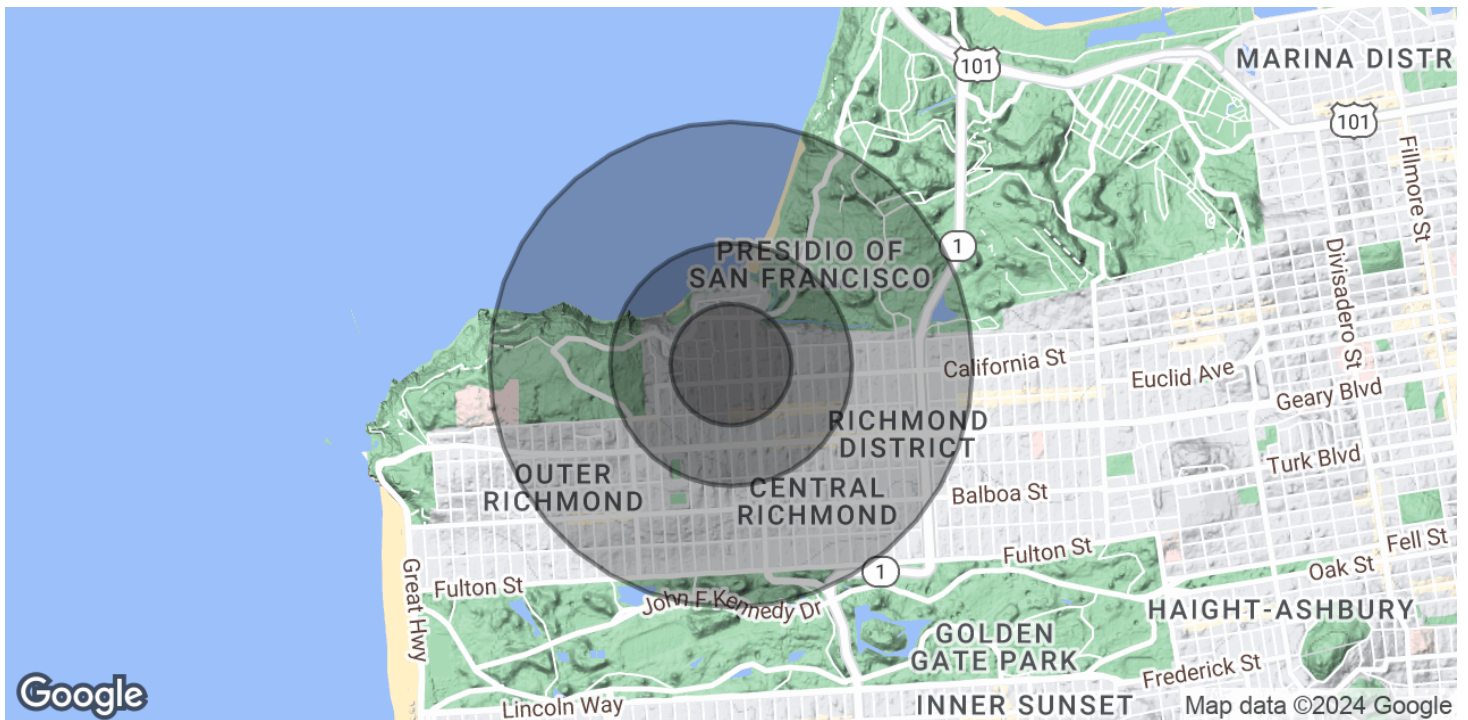


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,668	14,638	43,809
Average Age	45.6	42.5	42.1
Average Age (Male)	46	42.3	41.8
Average Age (Female)	46	43.2	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,259	6,910	19,411
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$155,851	\$139,920	\$149,095
Average House Value	\$1,640,541	\$1,536,073	\$1,368,366

2020 American Community Survey (ACS)

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