

# Unique Opportunity in Culture-Rich Location

1732-34 Funston Street, San Francisco ~ Offered at \$1,495,000

A FAMILY TRADITION SINCE 1945



Unique opportunity in desirable, culture-rich location boasting old San Francisco charm and walking distance to Golden Gate Park, restaurants, bakeries, coffee shops and more!

- Two-unit building built in 1954 located in prime, desirable Inner Sunset/Golden Gate Heights area
- Both units are currently vacant and boast 2,524 sq. ft. of living space
- Lot measures approximately 2,996 sq. ft.

## EACH UNIT FEATURES:

- Two bedrooms
  - One bathroom
  - Living room with fireplace
  - Dining room
  - Refinished hardwood floors
- Two-car, side-by-side garage with expansion potential
  - Panoramic views from the Golden Gate Bridge to Coit Tower and downtown San Francisco.
  - Large open backyard with views
  - Close to transportation, trendy Irving St. shops and cafes, UCSF and Golden Gate Park



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