

3729-33 24th Street, San Francisco

Building size: 2,880 sq. ft. • Lot size: 3,419 sq. ft. • 3 Residential Units • Built in 1941



Located at the gateway of Noe Valley's 24th Street commercial district, this investment opportunity should not be missed. This 3-unit building is just steps from upscale restaurants, home-decor boutiques, coffee shops and Whole Foods and easy access to freeways 101 and 280, tech bus stops and Muni to get downtown.

Dolores Park, encompassing nearly 16 acres of lush green lawns and recreational sports courts is just one block away. Inside, this multi-unit property is well built and maintained highlighted with period detailing, hard wood floors, wide arched doorways, bay windows and vintage subway tiling.



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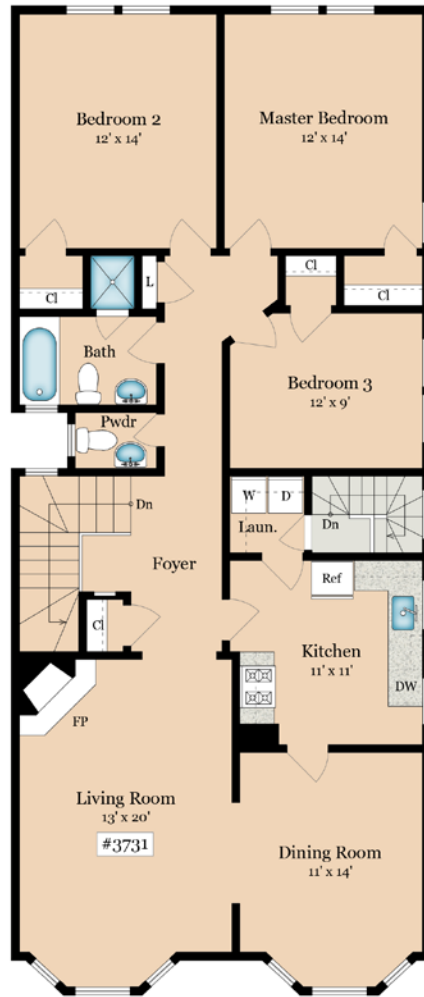
Showing schedule: By appointment only

List price \$2,290,000

A FAMILY TRADITION SINCE 1945



SECOND FLOOR
 #3729: 700 SQ FT
 #3731: 80 SQ FT
 #3733: 685 SQ FT
 Common Area: 59 SQ FT



THIRD FLOOR
 #3731: 1,415 SQ FT
 Common Area: 35 SQ FT

Estimated Total Square Footage: 2,965 SQ FT
 Calculated from outside face of exterior walls and center line of demising walls.

- #3729: 700 SQ FT
- #3731: 1,495 SQ FT
- #3733: 685 SQ FT
- Common Area: 85 SQ FT



Built: 1941
Building size: 2,880 sq. ft.
Lot size: 3,419 sq. ft.
3 Total Residential Units:
 2 - One bedroom, one bath
 1 - Three bedrooms, one and one-half baths

Featuring:

- Eat-in kitchens
- Cozy fireplaces in two units
- Classic period detailing and hardwood floors
- New individual forced air furnaces
- Two independent garages
- Terraced rear yard with panoramic views of downtown
- Prime location – one block to Dolores Park and easy access to freeways 101 and 280, tech bus stops and Muni to get downtown

Monthly Rental Income:

3729 24th St (1 bedroom w/parking)	\$1,824
3731 24th St. (3 bedroom w/ 2-car tandem parking)	\$4,070
3733 24th St (1 bedroom)	\$3,200*
Projected Monthly Income	\$9,094
Projected Annual Income.	\$109,128

**unit is vacant and the rent is projected* ■

The information set forth herein has been received by us from sources we believe to be reliable. We have made no independent investigation on the accuracy or completeness of any figures and make no representation with respect thereto. The information on this property statement is submitted and subject to errors prior to sale and may change in status or withdrawal without notice.