

1250 FOLSOM STREET

VACANT LIVE-WORK PROPERTY | \$3,495,000



CONTACT INFORMATION



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INVESTMENT OVERVIEW



1250 Folsom Street presents a rare opportunity to own a distinctive live/work property in the heart of San Francisco's vibrant SoMa neighborhood. Offering approximately 5,750 square feet across three levels, the property combines an impressive residential penthouse with two floors of flexible office or commercial space, an ideal configuration for an owner-user, entrepreneur, or creative professional. There is an elevator that serves all levels of the property.

The top floor features a dramatic residential unit with soaring ceilings, abundant natural light, generous living and entertaining areas, and direct access to a private roof deck with city views. The open layout and architectural character create a truly unique urban residence.

The two lower levels offer expansive, adaptable space with excellent potential for a variety of office, creative, studio, or commercial uses. This separation of residential and work areas provides the flexibility to operate a business while maintaining a private living environment above.

1250 Folsom Street will be delivered completely vacant at closing, providing a new owner with immediate flexibility to occupy, lease, or reposition the property. With approximately 5,750 square feet, a flexible live/work configuration, private outdoor space, and an array of potential uses, the property is a turn-key asset offering an excellent investment or owner-user opportunity in the heart of SoMa.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1923
Parcel Number	3729-015
# of Floors	3
Parking	2 Car
Sq. Feet	5,750
Lot Sq. Feet	2,250
Neighborhood	SOMA
Zoning	NCT
Structure	Concrete



PHOTOS



PHOTOS





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