

3819-3821 GEARY BOULEVARD

**TWO UNIT MIXED-USE  
OFFERED AT \$1,600,000**



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**COMPASS COMMERCIAL**  
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# INVESTMENT OVERVIEW



- ✓ Two Unit Mixed-Use Building
- ✓ Spacious Freshly Remodeled 3bd/2ba Flat
- ✓ Attractive Commercial Space
- ✓ Large Garage
- ✓ Upstairs Flat Not Subject to SF Rent Control
- ✓ Building Delivered Vacant
- ✓ Two Storage Rooms at Ground Level
- ✓ Convenient Inner Richmond Location
- ✓ Turn-Key Building
- ✓ Perfect Owner-User or Investment Opportunity

3819-3821 Geary Boulevard is a two unit mixed-use property in the vibrant Inner Richmond district. The entire building will be delivered vacant. This building will work well for both investors and owner-users. The top floor consists of a spacious 3bd/2ba flat that has been freshly remodeled with quality finishes throughout. The unit has high-ceilings, hardwood floors, decorative fireplace, in-unit laundry, and period moldings. A spacious deck off the back of this unit provides nice outdoor space. There is also a large bonus attic space that most owners will find useful. On the ground floor is a bright and airy commercial space that has been nicely finished. This was previously used as a nail salon, but would be suitable for any number of business types. The garage is large and can accommodate multiple cars in tandem with a ceiling and door height that will be sufficient for some trucks. Behind the commercial space are two large storage rooms. This location on Geary at 2nd Avenue provides easy access to all parts of San Francisco, making it an ideal location. This offering is great for business owners who want income from the residential unit while operating their business downstairs, or for a true live-work arrangement in occupying the entire property. These vacant units will generate excellent income for investors as well.

# INVESTMENT OVERVIEW



## Property Overview

Price	\$1,750,000
Price per Square Foot	\$475
Year Built	1908
Parcel Number	1542-046
Number of Units	2
Unit Mix	One Residential & One Commercial
Sq. Feet	3,688
Lot Sq. Feet	2,500
Neighborhood	Inner Richmond

## RENT ROLL

Unit	Type	Rent Projection	Notes
3819	3bd/2ba	\$5,500.00	Vacant
3821	Commercial with Garage and Storage	\$4,000.00	Vacant

<b>Monthly Income</b>	<b>\$9,500.00</b>
<b>Annual Income</b>	<b>\$114,000.00</b>

# PHOTOS RESIDENTIAL UNIT

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# PHOTOS RESIDENTIAL UNIT

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# PHOTOS COMMERCIAL SPACE

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## CONFIDENTIALITY & DISCLAIMER

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