

41 TERRA VISTA AVENUE  
**4 UNITS | OFFERED AT \$2,650,000**



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# INVESTMENT OVERVIEW



- ✓ Four Unit Anza Vista Investment
- ✓ Entire Building Vacant
- ✓ Two 2bd/2ba Units
- ✓ Two 2bd/1ba Units
- ✓ Large Garage - Up to 8 Car Parking
- ✓ Downtown Views From Both 2bd/2ba Units
- ✓ Immaculately Maintained Property
- ✓ Mid-Century Modern Aesthetic
- ✓ Excellent for Owner-User or Development
- ✓ 5,298 Square Feet - per tax records

# INVESTMENT OVERVIEW

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41 Terra Vista is a four unit mid century building in Anza Vista. Delivered fully vacant at the close of escrow, the property presents a rare opportunity for investors, TIC developers, or owner users seeking flexibility and upside in a prime central location.

The building consists of two spacious 2BD/2BA units and two well laid out 2BD/1BA units. The larger residences feature primary suites with walk in closets, formal dining rooms, and expansive living rooms with downtown views and wood burning fireplaces. The 2BD/1BA units offer functional floor plans, abundant natural light, and generously sized rooms throughout.

At the garage level, the property offers four oversized parking stalls, each capable of accommodating two cars in tandem for a total of eight car parking spaces. Also located on this level are a shared laundry room and separate forced air furnaces for each unit.

Owned and meticulously maintained by the same family for more than 40 years, the building has been cared for with pride and attention throughout its history. A new owner will have the opportunity to update the interiors to their own taste while benefiting from the property's strong bones and thoughtful upkeep over the years.

This is a rare opportunity to acquire a beautiful four unit building in centrally located Anza Vista, just moments from the restaurants and retail along the Divisadero corridor, Kaiser Permanente Medical Center, and the shopping and conveniences of the Geary and Masonic area.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1959
Parcel Number	1116-001
# of Units	4
Unit Mix	2 Two-Bedrooms Two Baths & 2 Two-Bedrooms One Bath
Sq. Feet	5,298
Lot Sq. Feet	5,445
Neighborhood	Anza Vista
Zoning	RM-2

## BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Individual
Garage Parking	8
Roof	Bitumen
Water Service	Master Metered
Circuit Breakers	In Unit
Electrical Service	Separately Metered
Gas Service	Separately Metered

# PHOTOS





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## CONFIDENTIALITY & DISCLAIMER

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