

1255-1257 7TH AVENUE
3 UNITS | OFFERED AT \$1,850,000

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COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



1255-1257 7th Avenue is a Craftsman style three-unit building well-suited as an investment or owner-user purchase in the Inner Sunset. The property consists of two full-floor 2-bedroom flats and a top-floor 1-bedroom unit.

The flats share a nearly identical layout and an abundance of Craftsman character — inlaid hardwood floors, two fireplaces (one decorative), built-in cabinetry, French doors separating rooms, and beautiful woodwork that gives each unit a warm and welcoming feel. The middle and top flats are approximately 1,317 and 1,375 square feet respectively. All units enjoy high ceilings and generous natural light.

The middle flat, 1257, will be delivered vacant — an ideal opportunity for an owner-user or ready to rent at market rate. The lower flat, 1255, is tenant occupied at \$2,200/month. The top floor unit, 1257A, is a spacious one-bedroom, approximately 851 sq ft, rented at \$2,750/month.

At the ground level, a garage accommodates four cars in tandem or two independently, with large storage rooms that may offer expansion potential. The left side of the garage is currently vacant, providing two car tandem parking well-suited for an owner occupant. Beyond the garage, a large level backyard offers a private outdoor retreat for tenants to enjoy.

This exceptional location offers tenants the very best of San Francisco and the Sunset District: just half a block from Golden Gate Park and moments from the conveniences of Irving Street. Enjoy easy walking access to the neighborhood's popular shops, restaurants, cafés, and nightlife, with the added convenience of nearby access to the N Judah for an easy commute throughout the city.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1913
Parcel Number	1743-012
# of Units	3
Unit Mix	2 Two-Bedrooms & 1 One-Bedroom
Sq. Feet*	3,700
Lot Sq. Feet*	2,996
Neighborhood	Inner Sunset
Zoning	RTOC
*Per Tax Records	

RENT ROLL

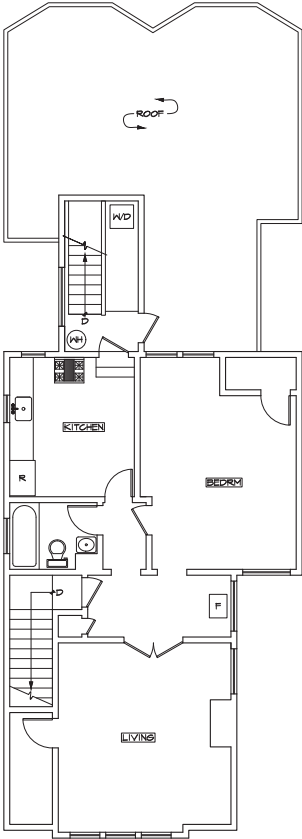
Unit	Type	Rent	Move-In Date	Sq Ft.
1255	Two-Bedroom	\$2,200	08/24/1997	1,375
1257	Two-Bedroom	\$5,500	VACANT	1,317
1257A	One-Bedroom	\$2,750	07/01/2021	851

Monthly Income **\$10,450**
Annual Income **\$125,400**

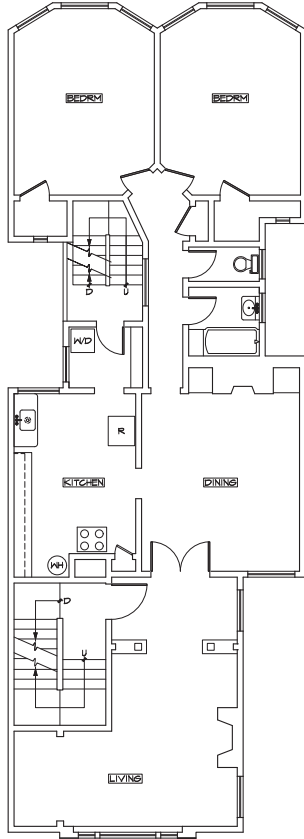
Buyer should investigate square footage to their own satisfaction.



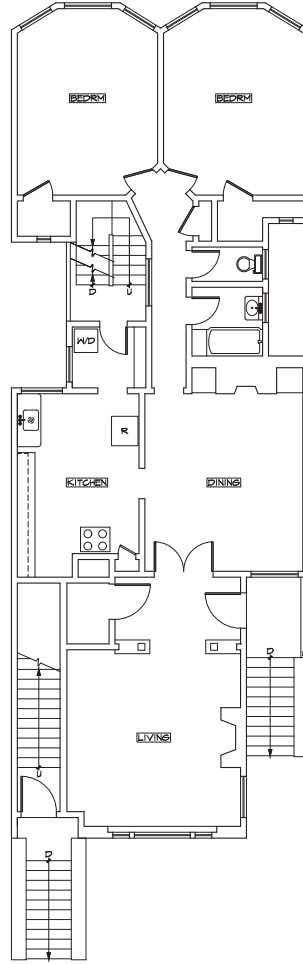
FLOOR PLANS



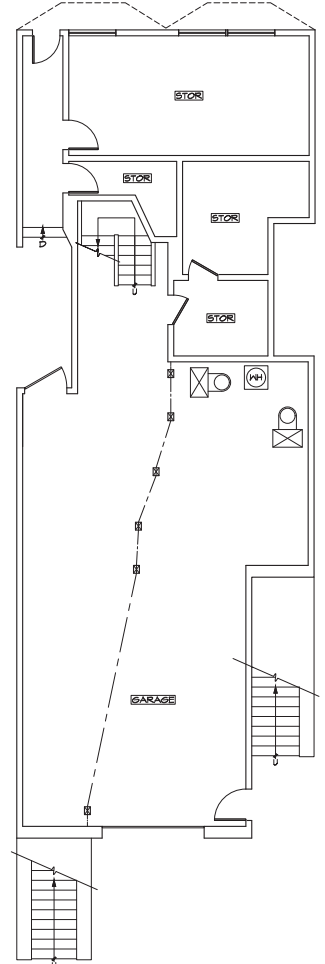
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PHOTOS



PHOTOS





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