

\$3,590,000 - 64 6th Street, San Francisco

MLS® #423749537

\$3,590,000

32 Bedroom, 0.00 Bathroom, 8,712 sqft

Residential Income on 0 Acres

South of Market, San Francisco, CA

Opportunity Knocks! PRICE DROP !!!

Distinctive 34-unit with full basement, building with pride of ownership and great tenant profile. This mixed-use South of Market property combines opportunity + upside. Commercial Units NOW FULLY LEASED! An attractive option for investors looking for a balanced steady income producing asset. 32 Residential Dorm-Style Single Room Occupancy (SRO) Units. Most rooms upgraded w/tons of opportunity for additional upgrades. Three floors of units - each floor is complete with shared bathroom and showers. 2 commercial units: Commercial Unit (#66) Leased to Thrasher Skateboard Company, \$200k in Upgrades. Commercial Unit (#68) Leased to corner grocery store business, \$400k in Upgrades including ADA Compliant Bathroom. Full Basement (Vacant) with usage TBD. Excellent standard of building maintenance. Also well managed. Great addition to any property portfolio. A true must-see. Don't miss this opportunity! CAP Rate NOW 4.72% and GRM NOW 14.20 ; Pro Forma CAP Rate 8.51 and GRM 9.27

Built in 1910

Essential Information

MLS® # 423749537

Price \$3,590,000

Bedrooms 32



Bathrooms	0.00
Square Footage	8,712
Acres	0.06
Year Built	1910
Type	Residential Income
Sub-Type	Mixed Use
Style	Edwardian
Status	Active

Community Information

Address	64 6th Street
Area	SF District 9
Subdivision	South of Market
City	San Francisco
County	San Francisco
State	CA
Zip Code	94103

Amenities

Utilities	City
View	City, Downtown, Other

Interior

Interior Features	Formal Entry
Cooling	Window Unit(s)
# of Stories	4
Stories	Four

Exterior

Lot Description	Corner Lot
Windows	Bay Window(s)
Roof	Flat

Additional Information

Date Listed	May 17th, 2023
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Listing Details

Listing Agent	Malin P Kansal
Provided By:	Vanguard Properties

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