

\$3,350,000 - 985 Pine Street, San Francisco

MLS® #423900277

\$3,350,000

2 Bedroom, 0.00 Bathroom, 7,232 sqft

Residential Income on 0 Acres

Downtown, San Francisco, CA

Aesthetic beauty, location, property condition, effective management, amenities and, of course, overall value, are the critical factors that drive most every Apartment Building investment decision. And the beautifully renovated and well managed 19-unit (consisting of two 1 Bedroom units, 13 Studios, and four Guest Room/Efficiency Units) Edwardian era Building at 985 Pine Street shines in every one of those categories. It delights tenants with its charming architectural detail, its clean and functional interior, and its direct access to work and play. The building is just two blocks from many of San Francisco's finest hotels and best-known Nob Hill landmarks, and just five blocks from Union Square, and the Financial District. And with a GRM of under 12, and a \$/Sq. Ft. value under \$500, it represents one of the best investment values in San Francisco. \$356,743 Gross Income (per seller). CAP Rate: 7.0%. 9.4 GRM. \$463/Sq. Ft.

Built in 1911

Essential Information

MLS® #	423900277
Price	\$3,350,000
Bedrooms	2
Bathrooms	0.00
Square Footage	7,232
Acres	0.06



Year Built	1911
Type	Residential Income
Sub-Type	Multi Family
Status	Active

Community Information

Address	985 Pine Street
Area	SF District 8
Subdivision	Downtown
City	San Francisco
County	San Francisco
State	CA
Zip Code	94108-2971

Exterior

Lot Description	Sidewalk, None
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Additional Information

Date Listed	August 25th, 2023
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Listing Details

Listing Agent	Steven Mavromihalis
Provided By:	Compass

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