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

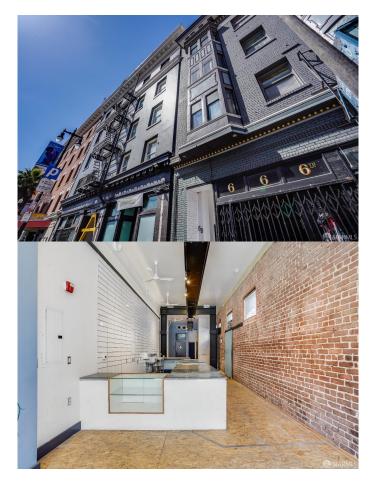
MLS® #424006975

## \$3,590,000

0 Bedroom, 11.00 Bathroom, 8,712 sqft Residential 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 Dynamic SoMa Location on 6th! Corner building near downtown. Shopping, BART, MUNI, Cafes, Restaurants, Night Spots, Social Services all here. Immersed in many NEW buildings and neighborhood features. Opportunity to create a trophy building.





### **Essential Information**

MLS® # 424006975

Price \$3,590,000

Bathrooms 11.00

Full Baths 11

Square Footage 8,712

Acres 0.06

Year Built 1910

Type Residential

Sub-Type Tenancy in Common

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

### Additional Information

Date Listed February 5th, 2024

### **Listing Details**

Listing Agent Malin P Kansal

Provided By: Golden Gate Sotheby's International Realty

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