

# \$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.

Built in 1910



## 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

© Copyright 2024 of the SFAR MLS. Listings on this page identified as belonging to another listing firm are based upon data obtained from the SFAR MLS, which data is copyrighted by the San Francisco Association of REALTORS®, but is not warranted. Information being provided is for consumers' personal, noncommercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.