

\$11,998,000 - 2174 Green Street, San Francisco

MLS® #424008363

\$11,998,000

9 Bedroom, 9.00 Bathroom, 7,720 sqft
Residential on 0 Acres

Pacific Heights, San Francisco, CA

Originally, a single luxury residence, the property was converted into 3 condos, each offering unique features and exceptional rental potential. Rare opportunity in prestigious Pacific Heights for discerning buyers seeking a versatile investment or luxurious compound. The largest luxury Condo is 2174 it is rented for \$10k (3883 sq. ft), features 3 beds, 2 1/2 baths on 2 levels. The 1st floor has a grand living room, formal dining, spacious kitchen with breakfast area & deck. The 2nd level primary suite boasts Golden Gate and Bay Views, a sitting area, & en-suite bath, plus 2 more beds & a full bath. Suite 2174A rented at \$5k (separate entrance) is combined into 2174 in the Condo Map, with 2 beds, 2 baths, living room, kitchen ideal for nanny quarters, guests rooms, offices, gym, theater or rental income. Condo 2170 vacant (1841 sq ft) has bay views, two beds, 2 baths, a living room, kitchen and dining area. Condo 2172 vacant (1801 sq ft) has views, 2 beds, 2 baths, living room, & kitchen. It also features 5 covered parking spaces. Annual Potential Gross rental income \$377k. Selling "As Is". Condo 2172 is vacant and rental potential \$7,995. Condo 2170 is vacant and rental potential is \$8495. Buyer must purchase all 3 APNs-0540041-0540040-0540039 as one compound or separately



2174 Green Street, San Francisco, CA 94123

Estimated Gross Living Area: 2,717 Sq Ft



PRODUCED BY iR REAL ESTATE MEDIA - This Floorplan Diagram demonstrates the basic layout of the home in a diagram that resembles a blueprint. This diagram is not derived from actual measurements of the home, and it is to be used for illustrative purposes only. This diagram is not to scale, may contain inaccuracies and is not to be relied upon for any purpose that requires the precise measurement of the home that one might expect from a professional appraiser or other licensed inspector. Gross Living Area information supplied by Cutbase. Potential buyers should investigate the home independently to their satisfaction.

2174A Green Street, San Francisco, CA 94123

Estimated Gross Living Area: 1,166 Sq Ft



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Built in 1899

Essential Information

MLS® #	424008363
Price	\$11,998,000
Bedrooms	9
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	7,720
Acres	0.17
Year Built	1899
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2174 Green Street
Area	SF District 7
Subdivision	Pacific Heights
City	San Francisco
County	San Francisco
State	CA
Zip Code	94123

Amenities

Parking Spaces	5
Parking	Detached, Side by Side, On Site
View	Bay, Bridge(s), City

Interior

Interior Features	Formal Entry
Fireplace	Yes
# of Fireplaces	8
Fireplaces	Family Room, Gas Starter, Living Room, Primary Bedroom
# of Stories	2

Exterior

Lot Description	Grass Artificial
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Additional Information

Date Listed February 1st, 2024

Zoning RH-2

Listing Details

Listing Agent Mark A Venegas

Provided By: Corcoran Icon Properties

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