

# \$3,950,000 - 3312 17th Street, San Francisco

MLS® #424011398

## \$3,950,000

4 Bedroom, 0.00 Bathroom, 6,449 sqft

Residential Income on 0 Acres

Inner Mission, San Francisco, CA

---Valencia Corridor Mixed Use Investment Property---Located in the Heart of a thriving area, this investment property boasts Superior Condition! After significant fire damage, the property was Extensively repaired, improved, and expanded. Due to the 2019 completion of this work that could be compared to a reconstruction project, the property benefits from minimal operating expenses and minimal maintenance costs. The first level is a newer and thriving restaurant. The second and third levels total 6 Studios with modern design & fixtures. The fourth and fifth levels are 2 View Penthouse multi-level units with modern and airy designs, and each benefit from their own private outdoor space with decks. The modern finishes of the apartments are appealing to tenants, and place these apartments above others in the area. Don't miss this rare opportunity to own a premium building with desirable location, and lacking deferred maintenance. You will be able to operate without having an old foundation, and needing to have expensive major remodels. Very turnkey!

Built in 1924

## Essential Information

MLS® #	424011398
Price	\$3,950,000
Bedrooms	4



Bathrooms	0.00
Square Footage	6,449
Acres	0.04
Year Built	1924
Type	Residential Income
Sub-Type	Mixed Use
Style	Modern/High Tech
Status	Active

## Community Information

Address	3312 17th Street
Area	SF District 9
Subdivision	Inner Mission
City	San Francisco
County	San Francisco
State	CA
Zip Code	94110

## Amenities

View	Downtown, Hills, City, Mountain(s)
------	------------------------------------

## Interior

Appliances	Dishwasher, Free-Standing Gas Range, Microwave
Heating	Natural Gas
# of Stories	5
Stories	Five or More

## Exterior

Lot Description	None
Windows	Bay Window(s), Double Pane Windows
Foundation	Concrete

## Additional Information

Date Listed	February 26th, 2024
Zoning	NC-3

## Listing Details

Listing Agent	Jack P Murray
Provided By:	Berkshire Hathaway-Franciscan

© 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.