

\$5,500,000 - 750 Presidio Avenue, San Francisco

MLS® #424012505

\$5,500,000

9 Bedroom, 0.00 Bathroom, 14,550 sqft

Residential Income on 0 Acres

Lower Pacific Height, San Francisco, CA

Offered for sale for the first time in over 50 years, 750 Presidio is a 21 unit apartment building in San Francisco's Lower Pacific Heights neighborhood. This classic corner Marina Style building consists of 9 one-bedroom and 12 studio units. There are 20 individual garage spaces. The property is fully occupied. The units boast spacious floor plans, hardwood floors, large closets, and loads of period charm. They have been well-maintained, but modestly upgraded over the years, allowing a new owner to realize tremendous upside potential upon unit turnover. The units are separately metered for gas and electric. There is a newer steam boiler for heat and separate system for hot water. The soft-story seismic retrofit was completed in 2018. Located in Lower Pacific Heights, this world class location has much to offer tenants. Within walking distance of Presidio Heights, Laurel Village, and Pacific Heights, there is a plethora of shopping, dining, and neighborhood conveniences nearby. Priced at only \$378 per square foot and \$261,549/unit, this is a true value-add opportunity in an excellent rental location.



Built in 1928

Essential Information

MLS® # 424012505

Price \$5,500,000

Bedrooms	9
Bathrooms	0.00
Square Footage	14,550
Acres	0.13
Year Built	1928
Type	Residential Income
Sub-Type	Multi Family
Style	Marina
Status	Active

Community Information

Address	750 Presidio Avenue
Area	SF District 6
Subdivision	Lower Pacific Height
City	San Francisco
County	San Francisco
State	CA
Zip Code	94115

Amenities

Parking Spaces	20
Parking	Garage
# of Garages	20

Interior

Heating	Steam
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Exterior

Lot Description	None
Roof	Foam

Additional Information

Date Listed	March 1st, 2024
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Listing Details

Listing Agent	Adam D Filly
Provided By:	Compass Commercial

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