

\$6,500,000 - 1653 Grant Avenue, San Francisco

MLS® #424014027

\$6,500,000

25 Bedroom, 0.00 Bathroom, 14,291 sqft

Residential Income on 0 Acres

Telegraph Hill, San Francisco, CA

1653 Grant Avenue is 16 unit corner building in San Francisco's storied Telegraph Hill neighborhood. This prime location is situated on a quiet corner of Telegraph Hill, but is mere blocks away from all the best North Beach has to offer. The property is a mix of 10 two-bedroom and 5 one-bedroom apts. Eight of the two-bedrooms on Greenwich Street are Romeo-style units with rear porches. The sixteenth unit is the corner commercial space, . Several of the units have Golden Gate Bridge and Bay Views. The building is detached on all sides, so most units receive great natural light. Rarely will you find a more efficient property with regard to operating expenses as there are separate meters for water, gas, and electricity, each unit has a separate water heater, and tenants pay a pro-rata share of the garbage bill. This asset has experienced a healthy amount of turnover, which should allow for a new owner to keep pace with market rents. The soft story retrofit was completed in 2021. The building is compliant with the Sleep Alarm' ordinance. This is a turn-key asset in one of San Francisco's most desirable locations. Priced to sell at an 11.3 GRM and 6.2% Cap Rate

Built in 1908

Essential Information

MLS® #	424014027
Price	\$6,500,000



Bedrooms	25
Bathrooms	0.00
Square Footage	14,291
Acres	0.09
Year Built	1908
Type	Residential Income
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1653 Grant Avenue
Area	SF District 8
Subdivision	Telegraph Hill
City	San Francisco
County	San Francisco
State	CA
Zip Code	94133

Exterior

Lot Description	None
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Additional Information

Date Listed	March 7th, 2024
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Listing Details

Listing Agent	Adam D Filly
Provided By:	Compass Commercial

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