

# \$1,299,000 - 197 Duboce Avenue, San Francisco

MLS® #424014043

## \$1,299,000

3 Bedroom, 0.00 Bathroom, 3,210 sqft

Residential Income on 0 Acres

Mission Dolores, San Francisco, CA

Looking for investors who want to diversify their portfolio, generate passive income, or establish a bustling business hub. This exceptional property offers the perfect blend of residential and commercial space, ensuring steady returns and long-term value. Corner building boasts periodic details with private entrances for each unit. The upper unit is a large 2 bedroom / 2 bath flat with two extra flex room and a sunroom. Downstairs is a comfortable 1 bedroom / 1 bathroom unit. There is a small yard space and large basement for storage. Positioned for maximum visibility and foot traffic, the vacant commercial unit presents an incredible chance for entrepreneurship or lease income. Situated in the Mission District, this property enjoys proximity to transportation hubs, Dolores Park, Market street, Valencia walking corridor and freeway access, enhancing its appeal to both residents and businesses alike. This property accommodates various investment goals and strategies, so don't miss out on this exceptional investment opportunity!

Built in 1907

## Essential Information

MLS® #	424014043
Price	\$1,299,000
Bedrooms	3
Bathrooms	0.00



Square Footage	3,210
Acres	0.04
Year Built	1907
Type	Residential Income
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	197 Duboce Avenue
Area	SF District 5
Subdivision	Mission Dolores
City	San Francisco
County	San Francisco
State	CA
Zip Code	94103

### **Exterior**

Lot Description	Corner Lot
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### **Additional Information**

Date Listed	February 8th, 2024
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### **Listing Details**

Listing Agent	Jeanne M Valera
Provided By:	Coldwell Banker Realty

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