

\$1,950,000 - 113 Warren Drive, San Francisco

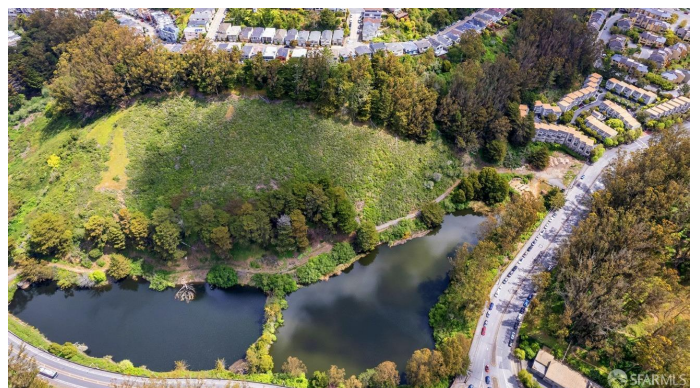
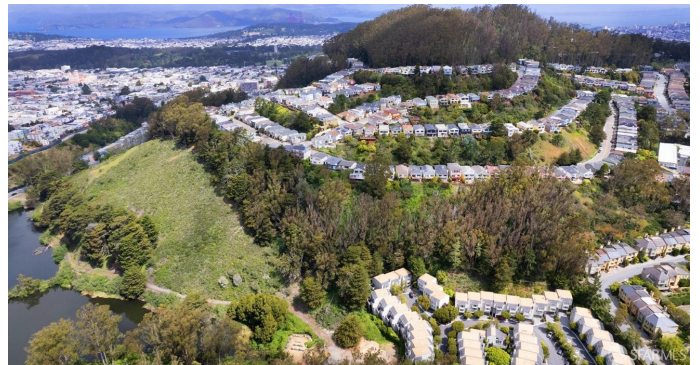
MLS® #424015497

\$1,950,000

0 Bedroom, 0.00 Bathroom,
Land on 2 Acres

Forest Knolls, San Francisco, CA

Incredible opportunity to develop 1.7 acres of hillside land w/ expansive views, previously approved for 78 Single family residences with an approved conditional use authorization (1972) and Environmental Impact Report. Attractively low price is reflective of parcel being located behind PUC (SF Water Dept) land and requiring an easement through the existing gated pathway plus motivation of seller to transact in short order. Property appraised for \$9,251,000 in 2021 which assumed access/easement to parcel. Seller will cooperate and credit buyer for any legal proceedings through escrow up to a maximum of \$100,000 for costs incurred to secure an easement through existing gateway and unpaved road to parcel. No utilities currently connected or any physical improvements made to date, however, residential developments (apartments and single family residences) are adjacent to parcel both utilizing public utilities. Seller was the holder of the note from original buyer and is selling the property as-is. Property is accessible (with PUC permission) through two positions, one on Clarendon Road and one at the junction of 7th Avenue and Portola Ave. Non-finance conditioned offers to be considered by or after an offer date of 4/2/24 1 p.m. Serious inquiries only, please.



Essential Information

MLS® #	424015497
Price	\$1,950,000
Bathrooms	0.00
Acres	1.72
Type	Land
Sub-Type	Residential Acreage
Status	Active Under Contract

Community Information

Address	113 Warren Drive
Area	SF District 4
Subdivision	Forest Knolls
City	San Francisco
County	San Francisco
State	CA
Zip Code	94131

Amenities

Utilities	Electricity Available, See Remarks
View	Hills

Exterior

Lot Description	Few Trees
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Additional Information

Date Listed	February 8th, 2024
Zoning	RH1

Listing Details

Listing Agent	Robert S Levy
Provided By:	Compass

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