

1906 FOLSOM STREET

SIX UNITS

OFFERED AT \$1,350,000



Adam Filly

415.516.9843
adam@adamfilly.com
DRE 01354775



Dan McGivern

415.720.9246
dan@mcgivernsf.com
DRE 01986926

COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



Located in the heart of San Francisco's vibrant Mission District, 1906-1908 Folsom Street presents an exceptional opportunity for developers and contractors. Built in 1907, this vacant apartment building consists of six spacious two-bedroom units, offering a blank canvas for a transformative renovation.

The property is ready for a full rehabilitation, making it an ideal project for those looking to restore classic San Francisco building. With no existing tenants, the building allows for immediate access and streamlined construction timelines. The layout provides ample potential for modern upgrades while preserving the architectural character of the original structure.

The building sits on a deep lot and features a charming backyard, perfect for creating private outdoor spaces or a shared garden area. While the property does not include parking, its prime location offers easy access to public transportation, neighborhood amenities, and some of the city's best restaurants, cafes, and cultural hotspots.

Whether you're a seasoned developer or contractor seeking your next project, 1906-1908 Folsom Street is a rare chance to breathe new life into a historic building in one of San Francisco's most sought-after neighborhoods. Don't miss this opportunity to create a standout property in the heart of the Mission District.

INVESTMENT OVERVIEW



PRICING SUMMARY

Price	\$1,350,000
Price per Square Foot	\$277
Price per Unit	\$225,000

PROPERTY OVERVIEW

Year Built	1907
Parcel Number	3552-002
# of Units	6
Unit Mix	Six Two-Bedrooms
Sq. Feet	4,875
Lot Sq. Feet	2,750
Property Sub Type	Apartment Building

BUILDING SYSTEMS

Foundation	Concrete
Structure	Wood-Frame
Zoning	RH-3
Neighborhood	Inner Mission
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

PHOTOS



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