

2774 BRYANT STREET

SIX UNITS

OFFERED AT \$1,950,000



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



2774-2784 Bryant Street presents a rare opportunity to acquire a completely vacant six-unit apartment building in the vibrant Mission District of San Francisco. This unique property consists of six spacious three-bedroom units, each with its own separate entrance.

The property provides a clean slate for investors or owner-users seeking a redevelopment project. The building is ready for renovation, making this an ideal value-add opportunity to reimagine the units to contemporary standards and maximize rental income. The expansive backyard further enhances the property's appeal, offering potential for outdoor common space or private garden areas for residents.

Located in one of San Francisco's most dynamic and sought-after neighborhoods, the property benefits from close proximity to public transportation, local parks, and an array of dining and entertainment options. The Mission District's continued popularity with both renters and investors makes this a prime opportunity to transform the building into a highly desirable residential asset.

Whether repositioned as a long-term income property or converted for partial owner occupancy, 2774-2784 Bryant Street offers endless possibilities to create value in a thriving urban setting.

INVESTMENT OVERVIEW



PRICING SUMMARY

Price	\$1,950,000
Price per Square Foot	\$283
Price per Unit	\$325,000

PROPERTY OVERVIEW

Year Built	1900
Parcel Number	4273-011
# of Units	6
Unit Mix	Six Three-Bedrooms
Sq. Feet	6,894
Lot Sq. Feet	4,400
Property Sub Type	Apartment Building

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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