

80-82 BEAVER STREET

TWO UNITS

OFFERED AT \$1,800,000



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# INVESTMENT OVERVIEW

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- ✓ Two 2-Bedroom Flats
- ✓ Two Car Garage
- ✓ Well-Landscaped Rear Backyard
- ✓ Ample Storage Space
- ✓ Separately Metered Gas & Electric
- ✓ On-Site Laundry
- ✓ Beautiful Edwardian Facade
- ✓ Quaint Duboce Triangle Location

80-82 Beaver Street is located on a highly desirable block in the heart of San Francisco's Duboce Triangle, offering the perfect blend of charm and convenience. This well-maintained duplex features two spacious two-bedroom units, each with generously sized living and dining rooms, eat-in kitchens, and bathrooms. The top unit includes an extra half bathroom.

Both units enjoy rear decks that provide direct access to a beautifully landscaped backyard. The garage accommodates two cars, offers ample storage space, and features shared onsite laundry.

The property is a short walk from Duboce Park, the Castro, Lower Haight, and the bustling Divisadero business district. With nearby parks, cafes, shops, and restaurants, this location is ideal for those seeking a vibrant urban lifestyle.

This is a rare opportunity to acquire a property in one of San Francisco's most coveted neighborhoods. 80-82 Beaver Street offers exceptional potential and long-term value.

# INVESTMENT OVERVIEW



## PROPERTY OVERVIEW

Year Built	1900
Parcel Number	3561-067
# of Units	2
Unit Mix	One 2bd/1.5ba & One 2bd/1ba
Parking	2 Car Garage
Sq. Feet	2,414
Lot Sq. Feet	2,874
Neighborhood	Duboce Triangle

## BUILDING SYSTEMS

Property Sub Type	Duplex
Structure	Wood-Frame
Heat Source	Forced Air
Yard	Landscaped
Laundry	Shared
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

## RENT ROLL

Unit	Type	Rent	Move-In Date
80 Beaver Street	2bd/1.5ba	\$2,200	10/01/1996
82 Beaver Street	2bd/1ba	\$3,495	06/17/2023
	2 Car Garage	\$0.00	Rented by 80 Beaver

**Monthly Income** \$5,695  
**Annual Income** \$68,340



# PHOTOS

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## CONFIDENTIALITY & DISCLAIMER

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