



3246 25th Street

Mission District

Corner Vacant Building
3 Levels, 2 Garages
Single Family Home or 2-Units

Adjacent Income Property
2 Five-Room Apartments
2 Garages + 1 Office



\$2,775,000

www.3246-25thst.com

MATTHEW C. SHERIDAN
PARTNER
415.727.1271
DRE #01390209

AGGIE BAGHAEI GETTYS
ANALYST
aggie@mavenproperties.com
415.404.7406



Rare Mission District compound consisting of a vacant corner building that can be used as single family home or 2-units; and an income-producing, 2-unit property next door.

3246 25TH ST

SINGLE FAMILY HOME OR 2-UNITS

2,658 Sq. Ft.

The home has been tastefully renovated and comes with 3 bedrooms, a living room, and a renovated bathroom and kitchen along with an open-air dining room. Below is an amazing loft-like space with 12-foot ceilings and open-air design plan.

Used in the past as a workspace, store front and a residential unit. The present occupancy or use is unknown. A rustic attic runs the length of the property, while a shared deck is off the kitchen and sits atop an attached garage below.

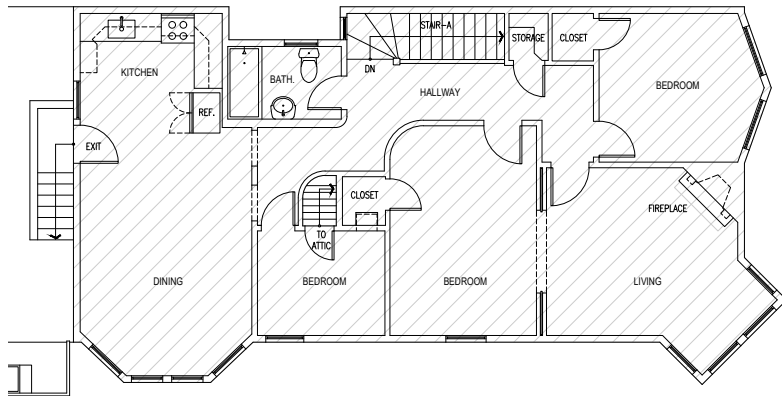
UPPER LEVEL

- 3 Bedrooms
- Rustic Attic
- Renovated Kitchen & Bath
- Open Air Dining & Kitchen
- Period Details Throughout
- Exquisite Hard Floors
- Side Deck off Kitchen

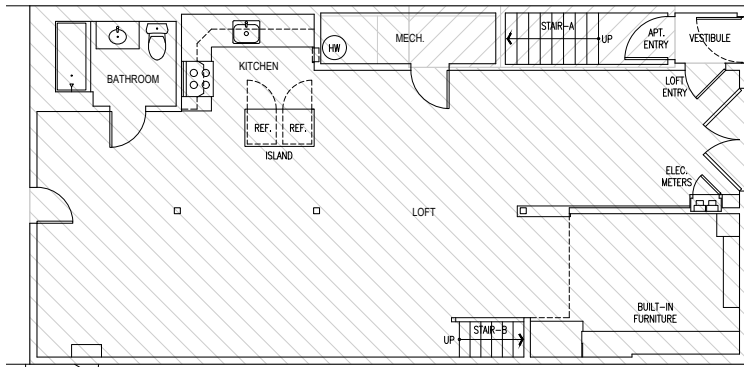
LOWER LEVEL

- Huge Open-Air Space
- Flex Space Ideal for Owner-User
- Past Uses Include Residential and Store Front
- Exquisite Hard Floors
- Interior Parking
- 2 Lofts

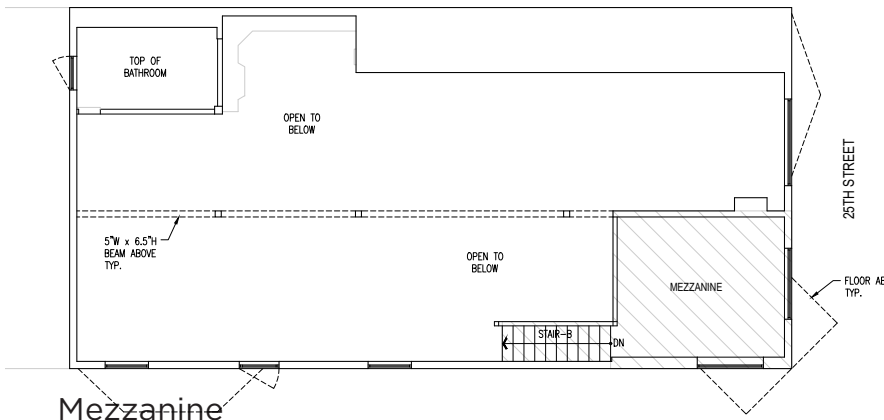
Floorplans



Upper Floor Plan



Lower Floor Plan



Mezzanine



1087-1089 SHOTWELL ST

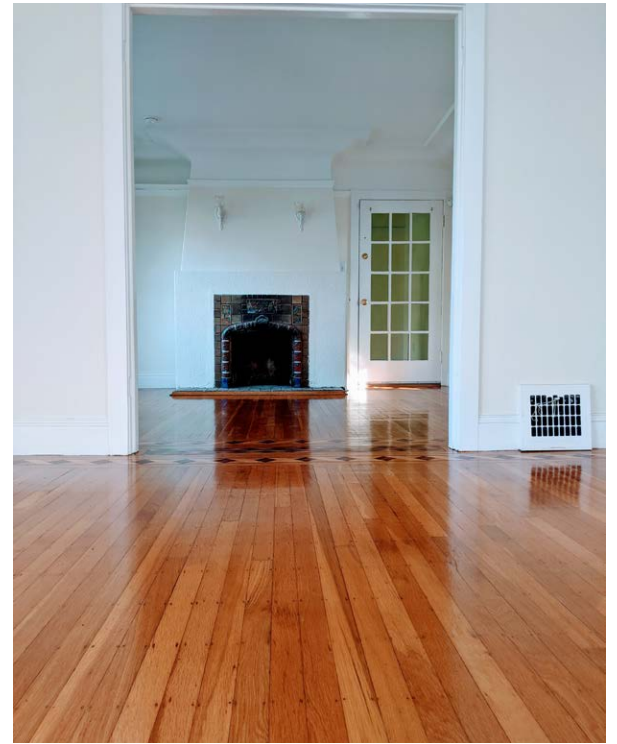


Next door is 2-unit, Marina-style building constructed in the 1930s. This well-maintained income-producing property consists of 2 five-room apartments (one renovated recently) and a small separate vacant office space and 2 garages. The renovated unit will be delivered vacant at close of escrow, while the other residential unit is below market with a protected tenant.

- **2 Five-Room Apartments**
- **1 Unit Delivered Vacant**
- **Income Potential of \$5,000**
- **2 Garages**
- **Fireplace**
- **1 Office**

Rent Roll

UNIT	TYPE	STATUS	RENT
3246 25TH	Flat	Vacant	\$5,500
3248 25TH	Loft	Vacant	\$3,750
1087 SHOTWELL	5-Room Apt	Occupied	\$1,345
1089 SHOTWELL	5-Room Apt	Vacant	\$3,250
1089 B SHOTWELL	Small Office	Vacant	\$750
GROSS - MONTHLY			\$14,595
GROSS - ANNUAL			\$175,140



NEIGHBORHOOD | MISSION DISTRICT



SAN HO WON



THE PIZZA SHOP



HEALTHYISH REPUBLIC



FLOUR + WATER



**FARMHOUSE KITCHEN
THAI CUISINE**



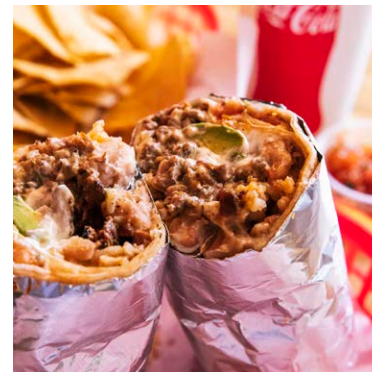
OSITO



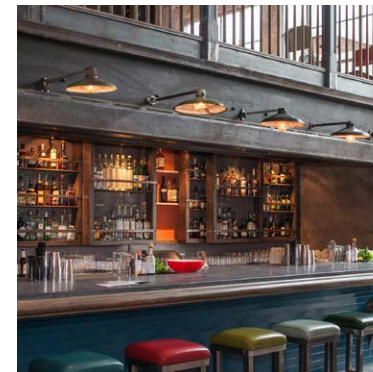
LIMÓN



LA PALMA



TAQUERIA EL FAROLITO



TRICK DOG

