

THREE UNIT APARTMENT BUILDING FOR SALE | TWIN PEAKS

49 HIGH STREET, SAN FRANCISCO, CA 94114



PROPERTY SUMMARY

Blatteis Realty is pleased to present 49 High Street, an impressive three-unit property in the Twin Peaks above Noe Valley. The building contains 2,830 square feet on a 5,222 square foot lot that offers garage parking, access to a backyard, and stunning views of the city. The top floor is a 3 bedroom/2 bathroom unit and the second floor is comprised of two 1 bedroom/1 bathroom units.

Located just off Clipper Street, 49 High Street is on a quiet residential block overlooking Noe Valley, one of San Francisco's most sought-after and sunniest neighborhoods. Known for its small-town charm and close-knit community vibe, Noe Valley offers the perfect balance of peaceful living and city convenience.

Accessory Dwelling Unit (ADU) laws may apply to allow for additional units. Similar adjacent buildings have been converted to condominiums. Buyer would need to verify independently.

OFFERING SUMMARY:

Asking Price:	\$1,799,000.00
Property Type:	Apartment
Building Size:	±2,830 Square Feet (Per Realquest)
Lot Size:	±5,222 Square Feet (Per Realquest)
Cross Street:	Clipper Street
Year Built:	1977
APN:	2849-013



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PARCEL MAP



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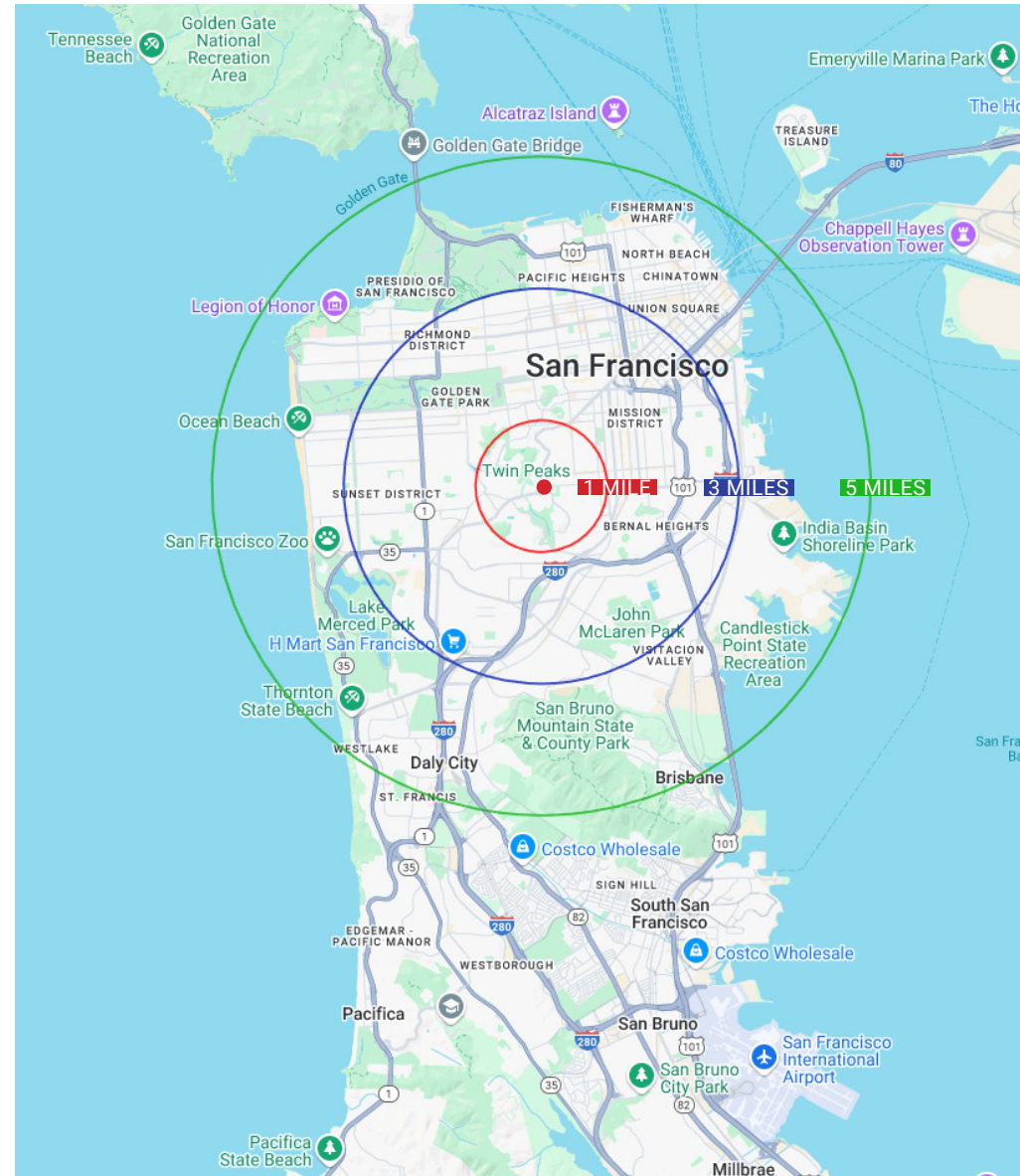
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	43,181	531,301	861,195
2029 Population	39,933	490,5167	97,420
Pop Growth 2024-2029	-7.52%	-7.68%	-7.41%
Average Age	44	42	42
2024 Total Households	19,244	213,261	357,847
HH Growth 2024-2029	8.04%	8.00%	7.76%
Median Household Inc	\$181,695	\$130,074	\$124,123
Avg Household Size	2.20	2.30	2.30
2024 Avg HH Vehicles	1.00	2.00	1.00
Median Home Value	\$1,122,321	\$1,100,360	\$1,093,005
Median Year Built	1950	1948	1949

Source: Loopnet



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