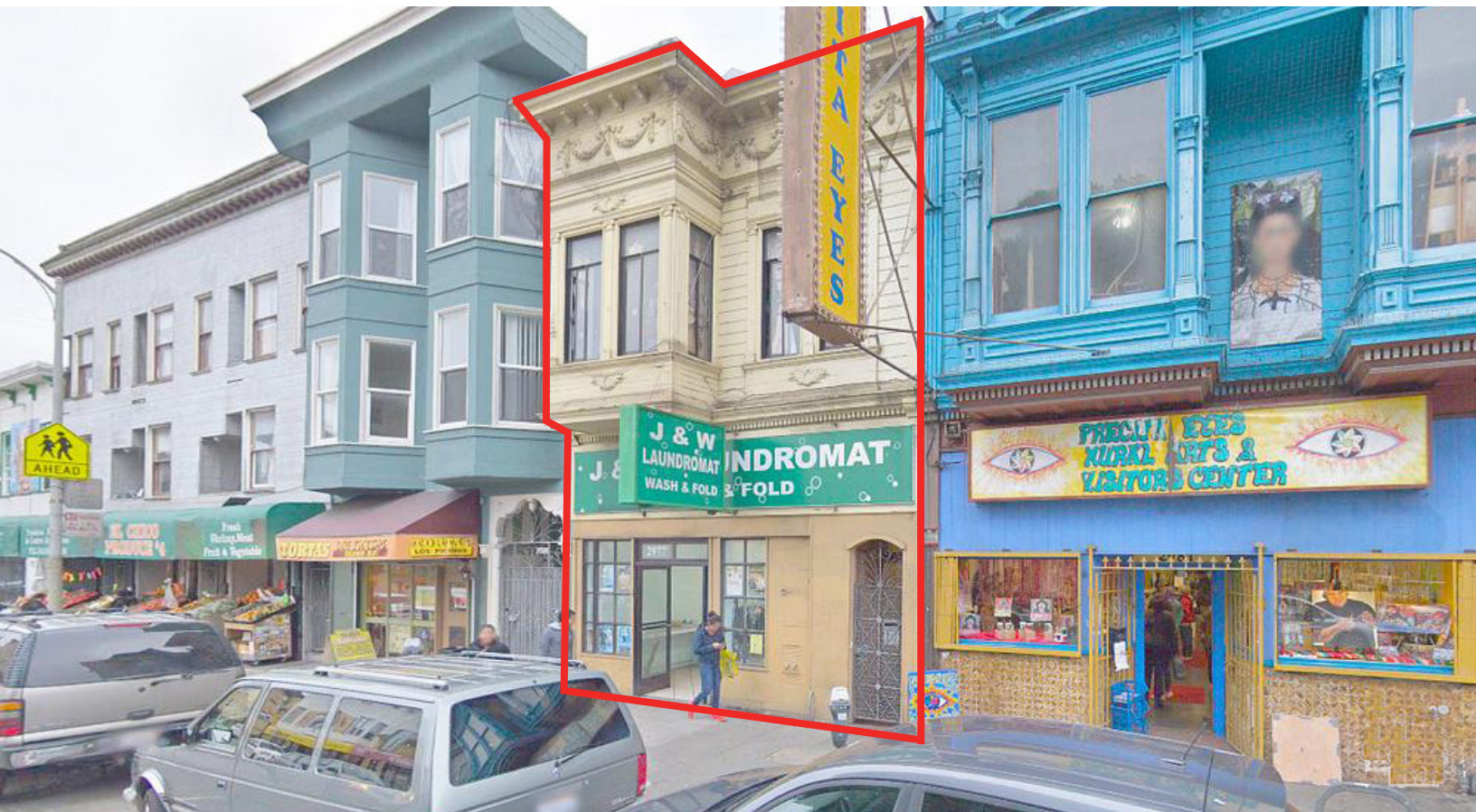


MIXED-USE BUILDING FOR SALE | \$1,198,000

2977 24TH STREET, SAN FRANCISCO, CA 94110



MISSION DISTRICT

BETWEEN HARRISON & ALABAMA

SIZE: ±3,168 TOTAL SQ FT

UNIT:	TYPE:	SIZE:
GROUND FLOOR	COMMERCIAL	±1,800 SQ FT
SECOND FLOOR	RESIDENTIAL	±1,368 SQ FT

The Calle 24 Latino Cultural District offers a vibrant location rich in Latino art and culture. The hotspot is comprised of 200+ small businesses, including specialty food stores, restaurants, cafes, taquerias, bakeries, art galleries and retail shops serving the eclectic Mission District.

ADDITIONAL FEATURES

- Land Use: Stores & Residential
- Zoning: 24th Mission
- Small Backyard
- Available in AS IS Condition
- Approved Permit for a Residential Unit on the Ground Level



LUCIA J. YOON

415.321.7485 | ly@brsf.co | DRE #01901890

DAVID BLATTEIS

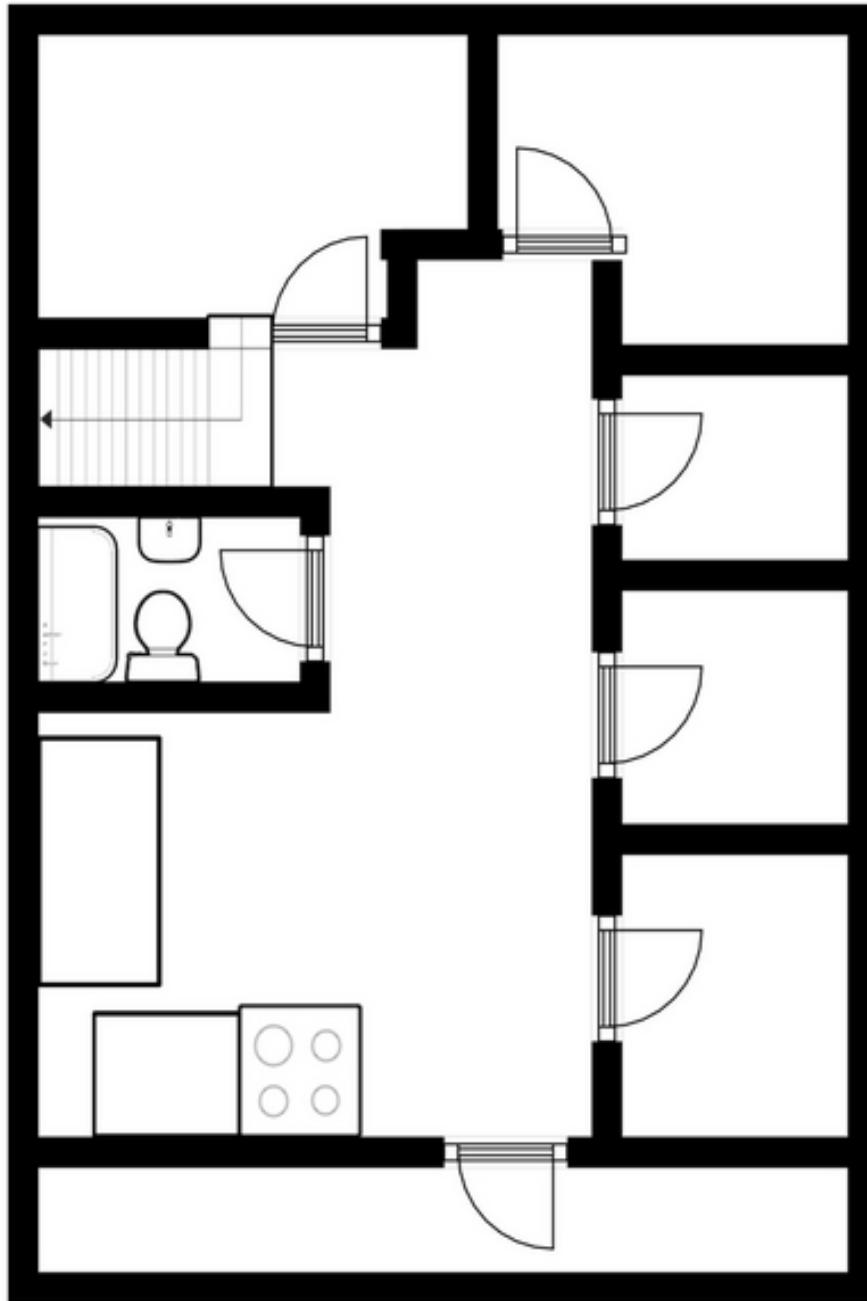
415.321.7488 | db@brsf.co | DRE #00418305

sfgretail.net

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

FLOORPLAN

24TH STREET



DRAWING NOT TO SCALE



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

LUCIA J. YOON

415.321.7485 | ly@brsf.co | DRE #01901890

DAVID BLATTEIS

415.321.7488 | db@brsf.co | DRE #00418305

sfretail.net

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Patrick O'Riordan, Interim Director

Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 2977 - 2979 24TH ST

Block 4270

Lot 035

Other Addresses

1. A. Present authorized Occupancy or use: UNKNOWN
- B. Is this building classified as a residential condominium? Yes No
- C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
2. Zoning district in which located: 24TH-MISSION 3. Building Code Occupancy Classification UNK
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): UNKNOWN
6. Original Occupancy or Use: UNKNOWN
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
8814742	597084	Sep 27, 1988	REROOFING	C
8921728	627549	Nov 10, 1989	INSTALL SIX ALUMINUM WINDOWS IN EXISTING FRAMES IN RESIDENCE	C

8. A. Is there an active Franchise Tax Board Referral on file? Yes No
B. Is this property currently under abatement proceedings for code violations? Yes No
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No B. If yes, has a proof of compliance been issued? Yes No
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No
B. If yes, has the required upgrade work been completed? Yes No
12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map dated July 01, 2019? Yes No

Date of Issuance: 22 SEP 2020

Date of Expiration: 22 SEP 2021

By: PETER GIBSON

Report No: 202009165205

Patty Herrera, Manager
Records Management Division



INCORPORATED | EST. 1922

LUCIA J. YOON

415.321.7485 | ly@brsf.co | DRE #01901890

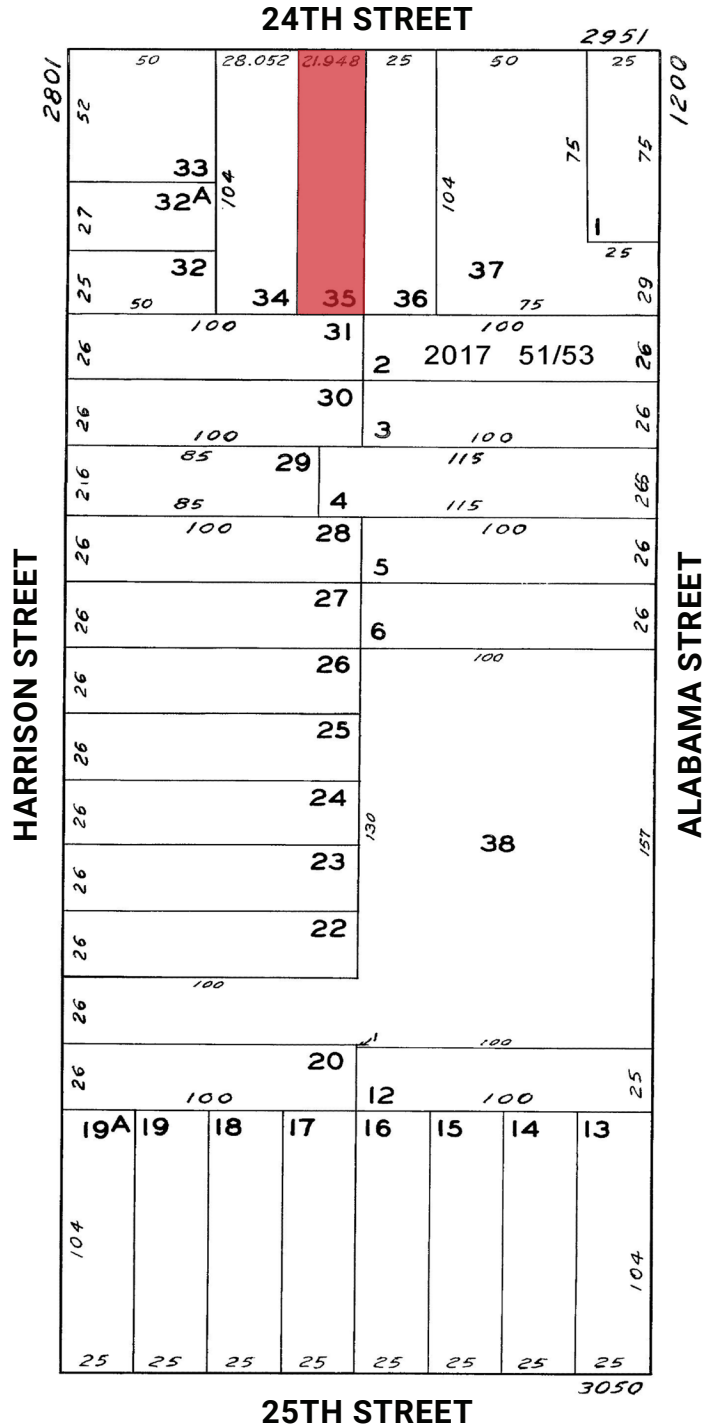
DAVID BLATTEIS

415.321.7488 | db@brsf.co | DRE #00418305

sfretail.net

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

PARCEL MAP



LUCIA J. YOON

415.321.7485 | ly@brsf.co | DRE #01901890

DAVID BLATTEIS

415.321.7488 | db@brsf.co | DRE #00418305

sfretail.net

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

PROPERTY & FINANCIAL OVERVIEW

Price:	\$1,198,000
Price Per SF:	\$378.16
Cap Rate:	5.49%
Block and Lot:	4270-035
Construction Type:	2 Story Wood Frame
Units:	2
Year Constructed:	1900
Gross SF (Per Realquest):	±3,168 SF
Lot SF (Per Realquest):	±2,283 SF

INCOME & ANNUAL EXPENSES

Unit No.	Size	Unit Type	Monthly Rent	Annual Rent
Ground Floor	±1,800 SF	Commercial (Vacant)	\$5,400*	\$64,800* IG
Second Floor	±1,368 SF	4BR / 0BA	\$1,970	\$23,640
			Total: \$7,370	\$88,440
			*Projected Annual Gross Income:	\$88,440
			Property Taxes:	\$16,800
			Assuming \$1,400,000 Sale Price	
			Property Insurance:	\$4,945.96
			Miscellaneous Expenses:	\$826.40
			Total Expenses:	\$22,572
			*Projected Net Income:	\$65,868

*ERRORS AND OMISSIONS EXPECTED



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

LUCIA J. YOON

415.321.7485 | ly@brsf.co | DRE #01901890

DAVID BLATTEIS

415.321.7488 | db@brsf.co | DRE #00418305

sfretail.net



POPULAR NEARBY TENANTS

Popular Nearby Tenants



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

LUCIA J. YOON

415.321.7485 | ly@brsf.co | DRE #01901890

DAVID BLATTEIS

415.321.7488 | db@brsf.co | DRE #00418305

sfretail.net