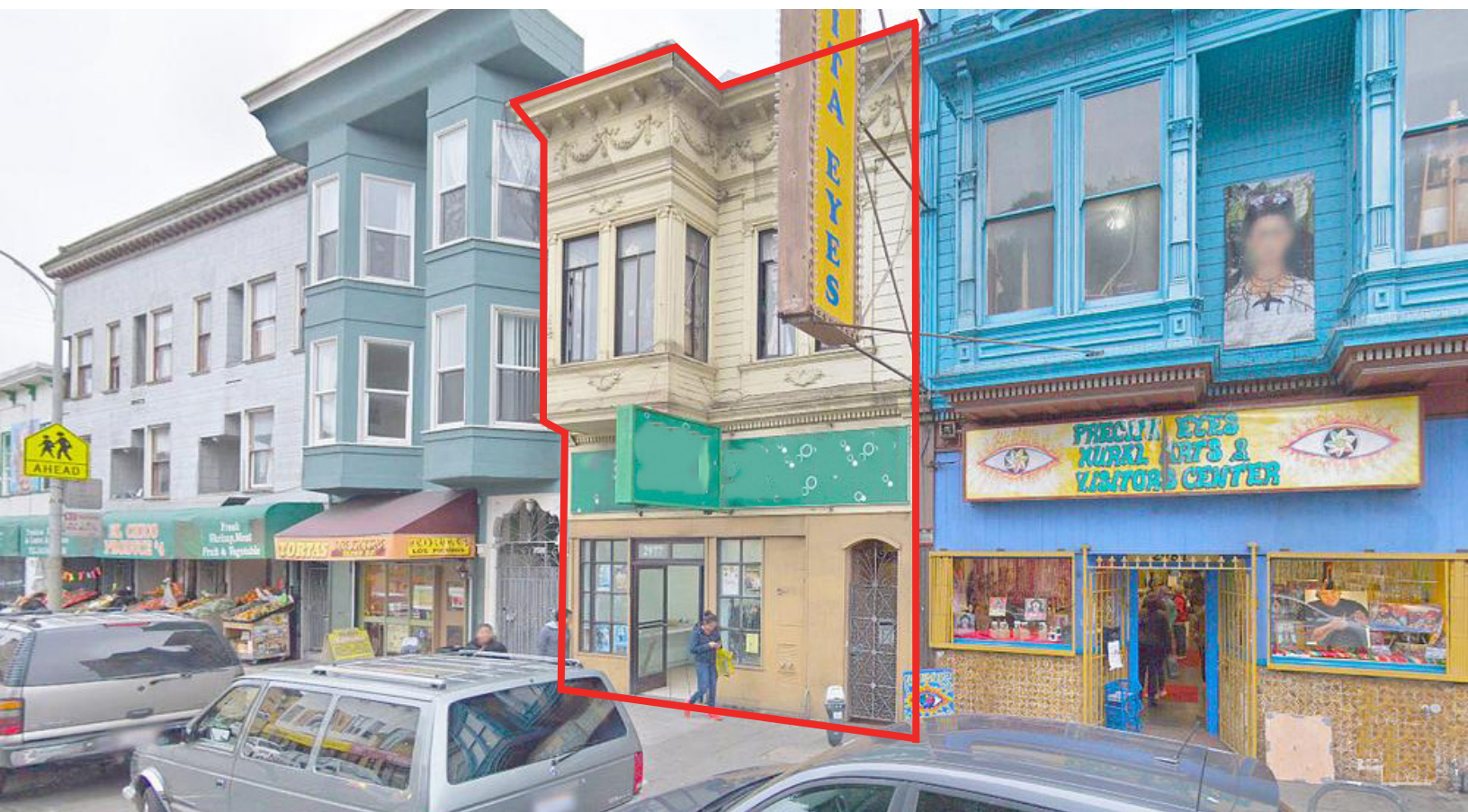


# MIXED-USE BUILDING FOR SALE | \$950,000

## 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: Commercial
- Ground Floor Vacant (Former Laundromat)
- Second Floor 4 Bedrooms/1 Bathroom
- Small Backyard
- Available in AS IS Condition



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**LUCIA J. YOON**

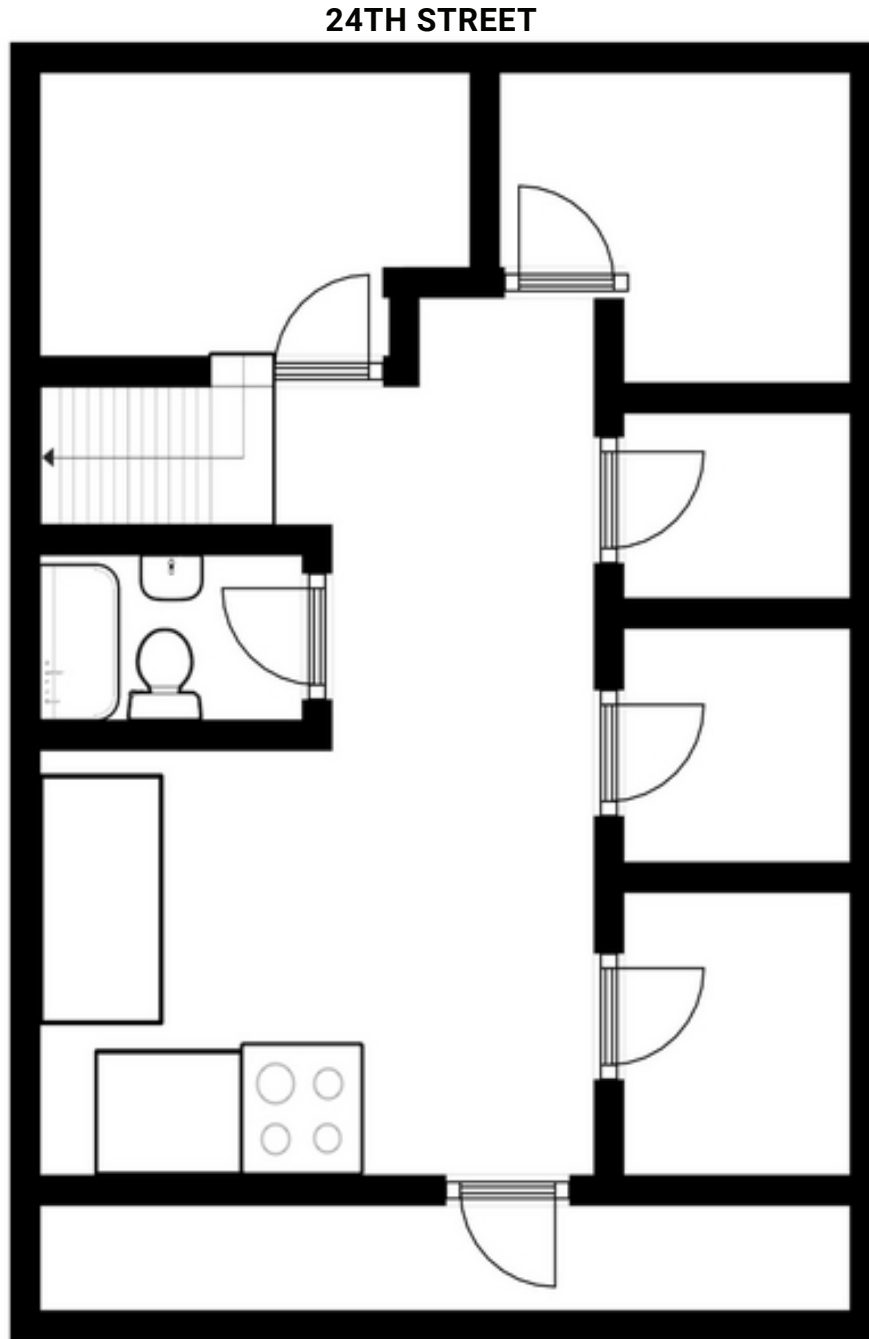
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## FLOORPLAN



**DRAWING NOT TO SCALE**



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2977 24TH STREET, SAN FRANCISCO, CA 94110  
MISSION DISTRICT | INVESTMENT OPPORTUNITY

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**



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## PROPERTY & FINANCIAL OVERVIEW

<b>Price:</b>	\$950,000
<b>Price Per SF:</b>	\$299.87
<b>Block and Lot:</b>	4270-035
<b>Construction Type:</b>	2 Story Wood Frame
<b>Units:</b>	2
<b>Year Constructed:</b>	1900
<b>Gross SF (Per Realquest):</b>	±3,168 SF
<b>Lot SF (Per Realquest):</b>	±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
			<b>Total:</b> \$7,370	\$88,440
			<b>*Projected Annual Gross Income:</b>	\$88,440
			<b>Property Taxes:</b>	\$16,800
			<b>Assuming \$1,400,000 Sale Price</b>	
			<b>Property Insurance:</b>	\$4,945.96
			<b>Miscellaneous Expenses:</b>	\$826.40
			<b>Total Expenses:</b>	\$22,572
			<b>*Projected Net Income:</b>	\$65,868

### \*ERRORS AND OMSSIONS EXPECTED



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## POPULAR NEARBY TENANTS

 Popular Nearby Tenants



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