



SPECIAL PRICING Mixed-Use Building For Sale
3117-3119 24th Street | Mission District

Property Summary

We are pleased to present this exceptional investment opportunity in the heart of San Francisco's vibrant Mission District! This ±3,658 square-foot mixed-use building (per Assessor) sits on a 2,500 square-foot lot and includes two ground floor commercial units (Leased) and an upper-level residential unit configured with 4 bedrooms and 3 bathrooms.

The property has undergone a complete renovation, with approximately \$800,000 invested in capital improvements including new roof, plumbing, electrical, relocated gas meters, new walls, cement floors, ADA bathrooms, windows, doors, and a remodeled residential unit with laminate floors, appliances, and updated bathrooms.

Situated in a high-visibility area of the Mission District, the property benefits from heavy foot traffic, proximity to public transportation, and access to the area's thriving dining and entertainment scene. Don't miss the chance to own this turnkey investment in a highly sought-after San Francisco market.





Highlights

- Fully renovated mixed-use building with stabilized income
- Priced at \$410/SF, below replacement cost and attractive for the Mission
- Extensive renovations minimize deferred maintenance
- Strong rental demand in the 24th Street corridor, near BART and restaurants

Offering Summary

Address:	3117-3119 24 th Street
Price:	\$1,499,000
Building Size:	3,658 Square Feet
Lot Size:	2,500 Square Feet
Year Built:	1913
Use:	Residential - Commercial
Price SF:	\$410
Cap Rate:	Approx. 6.8%

Income - Expense Summary

Gross Scheduled Income	\$150,600/year
Vacancy (5%)	\$7,530
Effective Gross Income	\$143,070
Insurance	\$9,551
Electricity	\$3,416
Water	\$1,704
Property Taxes	\$21,000 (New Owner)
Garbage	\$881
Maintenance Reserve	\$4,200
Annual Operating Expenses	\$40,752
Net Operating Income	\$102,318/year

* Disclaimer regarding Financial Data and Insurance

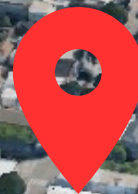
The reported income and expense figures are based on information provided by the seller. While deemed reliable, these details have not been independently verified, and buyers are advised to perform their own analysis to confirm the accuracy of this data. The owner's reported insurance costs are provided for reference. Recently, obtaining insurance has become increasingly challenging and costly. Prospective buyers are strongly encouraged to obtain their own insurance estimates to account for current market conditions.



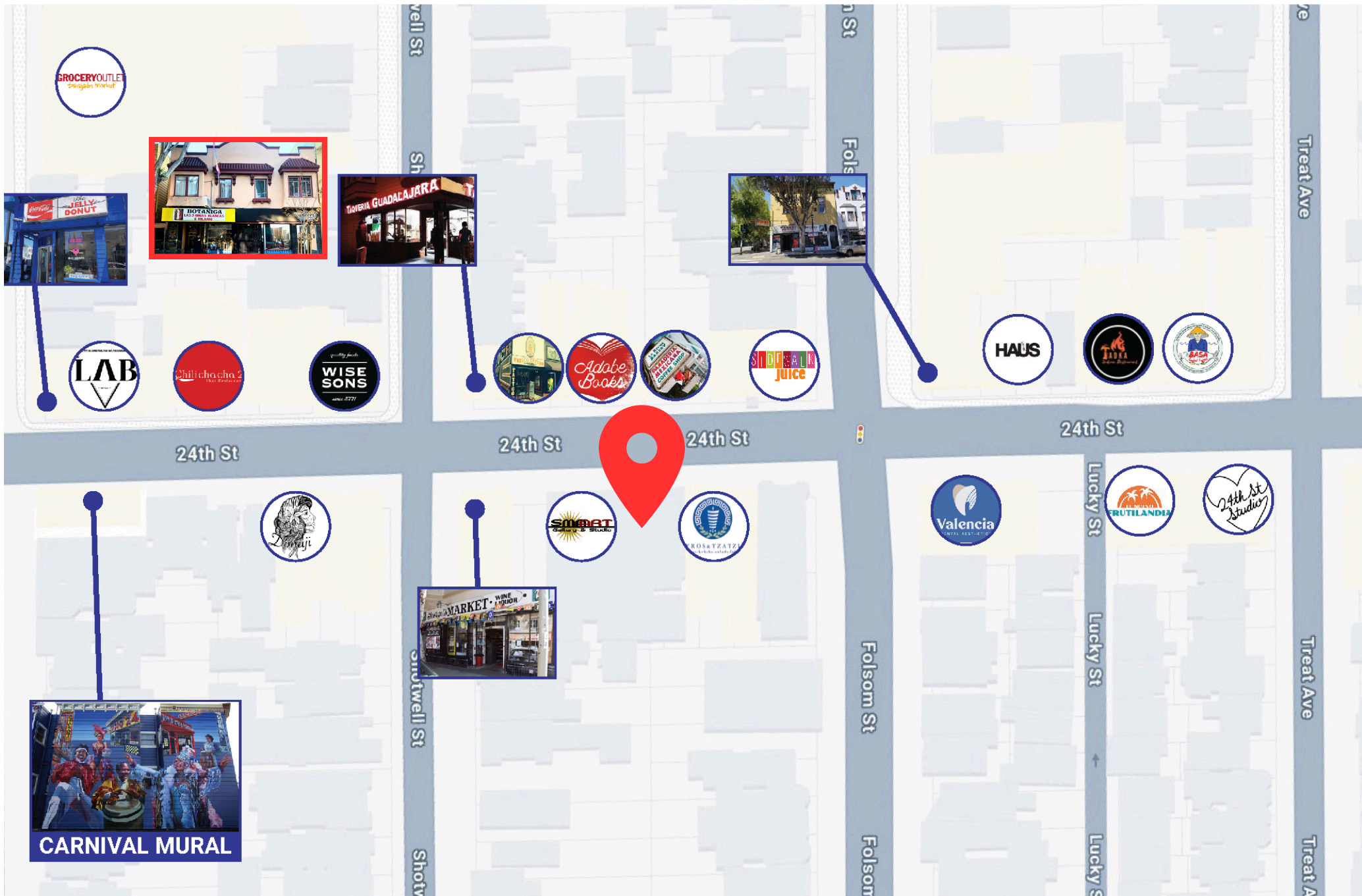
We have two commercial spaces (Unit A and B). Unit B is 1,758 sq.ft and was lease by a well known local brand Made in the City. Please find more information about them on instagram @made.in.the.city

Current Rent Roll

Unit	Type	Current Rent	Move-In Date	End Date
Enhanced Radar Corporation	Commercial Approx. 678 Sq Ft	\$2,500/Month	April 2025	April 2026
Made in the City	Commercial Approx. 1,758 Sq Ft	\$4,200/Month	May 2025	June 2030
Room 1	Residential (International intern staying from August to November 2025)	\$1,450/Month	August 2025	November 2025
Room 3 (Suite Includes Room 2)	Residential (International intern staying from August to December 2025)	\$2,250/Month	September 2025	December 2025
Room 4	Just vacant	\$1,450 / Month	-	-
Room 6	Residential	\$700/Month	2014	M-M



Tenant Map





3117-3119 24th Street
San Francisco, CA 94110
Mission District

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