

# Mixed-Use Building For Sale

## 3160-3164 24<sup>th</sup> Street | Mission District

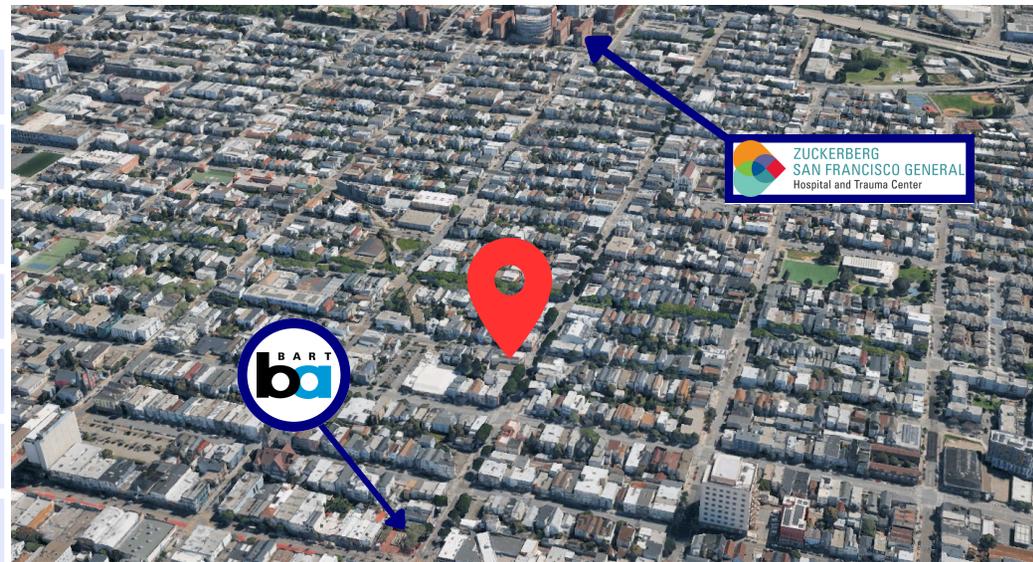
We are pleased to present this exceptional investment opportunity in the heart of San Francisco's vibrant Mission District! This 4,420 square-foot mixed-use building on 3,419 square foot lot features significant capital improvements, including a brand-new roof, newly renovated bathrooms, and modern laminate flooring throughout. Built in 1915, this historic property seamlessly blends charm with modern upgrades.

The building includes a mix of residential and commercial spaces, anchored by iconic tenants such as a beloved religious goods shop and a long-standing barber shop. With a CAP rate of 6.3%, this property offers strong income potential and a strategic location in one of the city's most culturally rich neighborhoods.

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.

## Offering Summary

Price:	\$1,998,000
Building Size:	4,420 Square Feet
Lot Size:	3,419 Square Feet
Year Built:	1915
Use:	Residential - Commercial
Price SF:	\$452
Cap Rate:	6.3%



### For More Information, Please Contact:

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