



COLDWELL BANKER  
COMMERCIAL  
REALTY

# LARGE FOURPLEX + PARKING PARKSIDE | SAN FRANCISCO

## 2225 VICENTE STREET



# FOR SALE

CBCWORLDWIDE.COM

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COLDWELL BANKER COMMERCIAL REALTY  
1560 Van Ness Ave Fl 2, San Francisco, CA 94109  
415.474.1750

# SALE

## FOUR LARGE APARTMENTS + PARKING | PARKSIDE

2225 Vicente Street San Francisco, CA 94116



### PROPERTY HIGHLIGHTS

- Great Parkside Location!
- 4 Units Total
- 2 Three Bed/Two Bath Units
- 1 Two Bed/One & Half Bath Unit
- 1 One Bed/One Bath Unit
- 4 Car Garage
- 4 Storage Closets
- Separate Heat
- Separate PG&E Meters
- Laundry Room
- Backyard
- Excellent Upside Potential!

### OFFERING SUMMARY

**Offered at: \$1,750,000**

Number of Units:	4
Price/SF:	\$503
Building Size:	Approx. 4,568 SF*
Lot Size:	Approx. 3,480 SF*
Lot Dimensions:	Irregular
Year Built:	1973*
Zoning:	NC1*
APN:	2463A-015*

\*Per Realist Tax Records

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## FOUR LARGE APARTMENTS + PARKING | PARKSIDE

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### PROPERTY DESCRIPTION

This four unit building is ideally located in the very desirable Parkside neighborhood of San Francisco. The building, constructed in 1973, consists of 2 three bed/two bath units, 1 two bed/one and a half bath units, and 1 one bed/one bath unit. One of the three bedroom units has a fireplace that is ideal for an owner/user! Each unit features an eat-in kitchen and a huge living/dining room. The units have good natural light and are very spacious. The building has coin operated washer/dryer machines, storage space for each unit, four car garage parking, and a flat backyard. The property is separately metered for PG&E and has separate heat. Excellent upside potential!



### LOCATION DESCRIPTION

The Parkside neighborhood is well known for nice homes, apartments, shops and restaurants, including the Parkside Tavern and SF Wine Trading Co. The public schools in Parkside are highly rated. Location amenities include proximity to Stern Grove Park, Golden Gate Park, Ocean Beach/Fort Funston, and Stonestown Mall. There are nearby shopping and dining districts on Taraval Street and in West Portal. There is excellent access to all parts of the City via Muni, with the L-line stop conveniently located next to the property. It is close to 19th Avenue which gives easy access south to Silicon Valley via Highways 1 and 280 or north to Marin and the Wine Country via Highways 1 and 101 and the Golden Gate Bridge.



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### RENT ROLL

Unit #	Unit Type	Scheduled Rent	Bond Passthru	Water Passthru	Total Scheduled Rent	Market Rent	Move In Date
1	3 Bed/2 Bath	\$3,800.00			\$3,800.00	\$4,000.00	08/13/2022
2	2 Bed/1.5 Bath	\$1,438.53	\$35.81	\$9.77	\$1,484.11	\$2,700.00	09/04/1994
3	3 Bed/2 Bath	\$2,831.13	\$35.81	\$9.77	\$2,876.71	\$4,000.00	04/16/2007
4	1 Bedroom	\$1,236.12	\$35.81		\$1,271.93	\$2,000.00	08/10/1996
Total Monthly		\$9,305.78	\$107.43	\$19.54	\$9,432.75	\$12,700.00	
Total Annual		\$111,669.36	\$1,289.16	\$234.48	\$113,193.00	\$152,400.00	

<sup>1</sup> Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

<sup>2</sup> Vacant unit. Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

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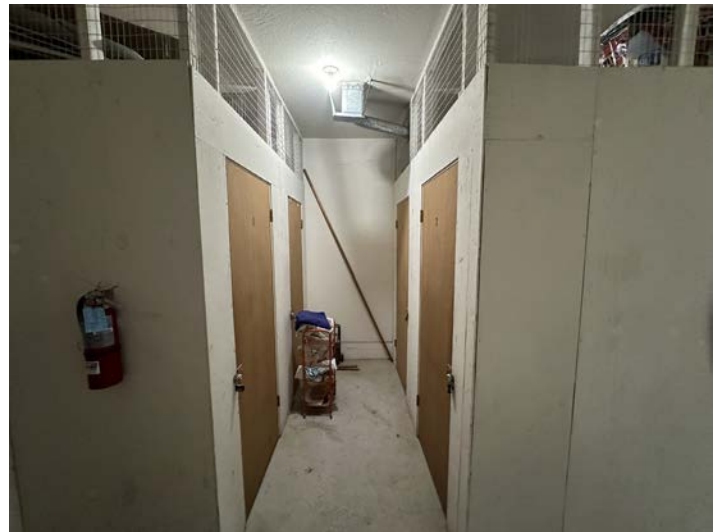


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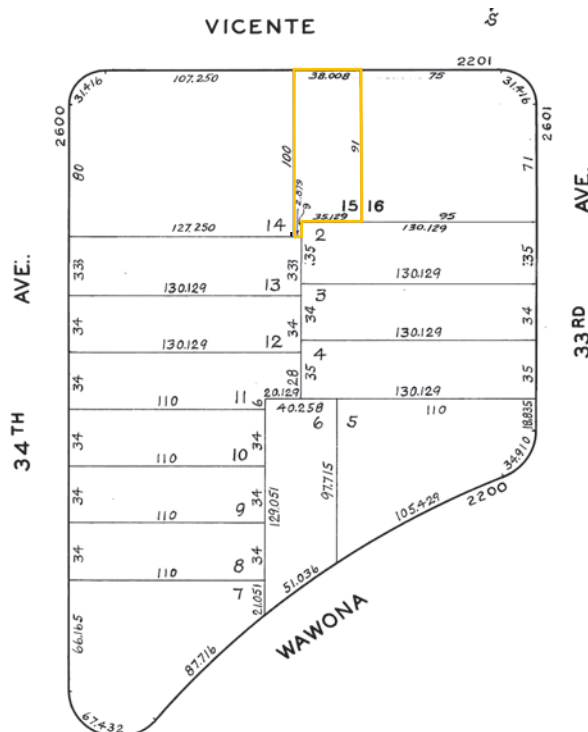
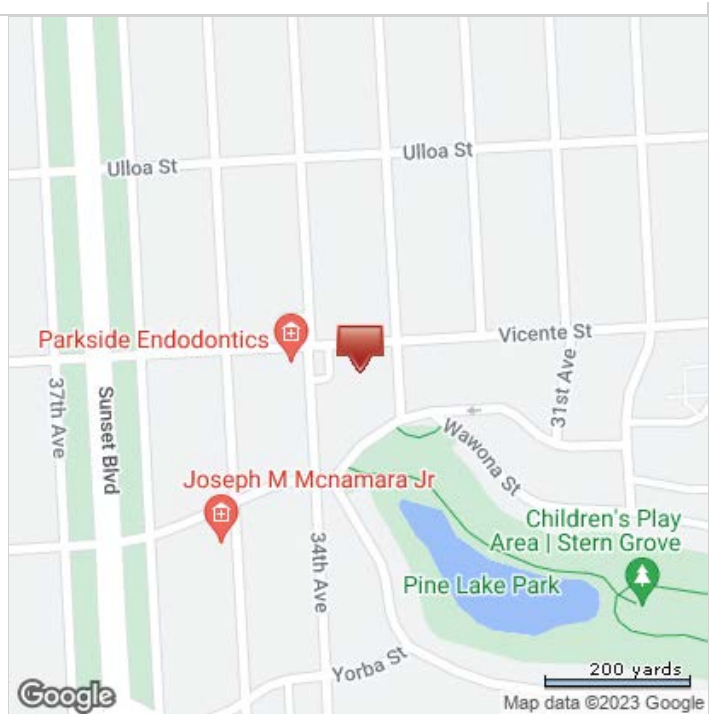
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### TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



\*Lot Dimensions are Estimated



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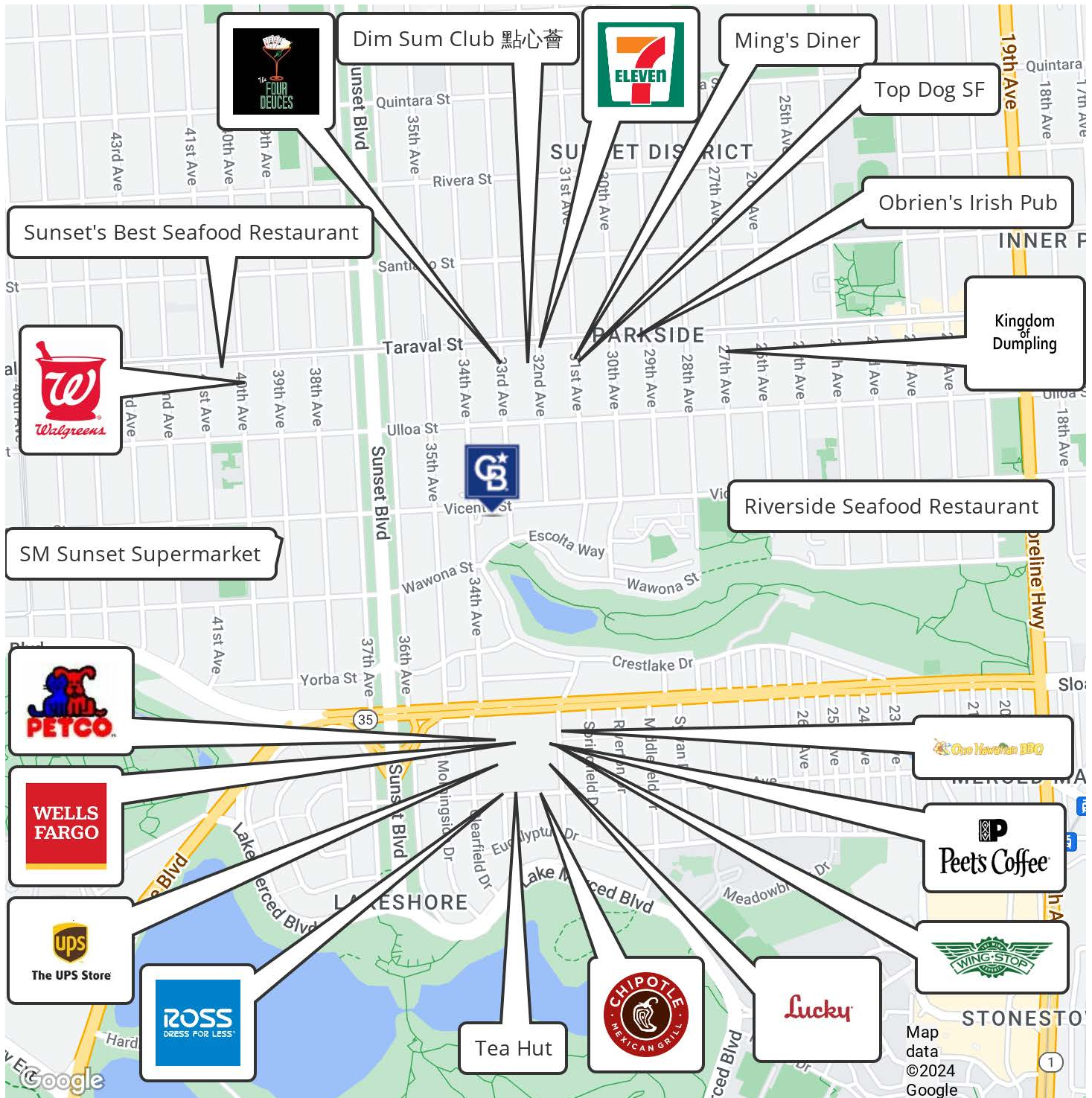


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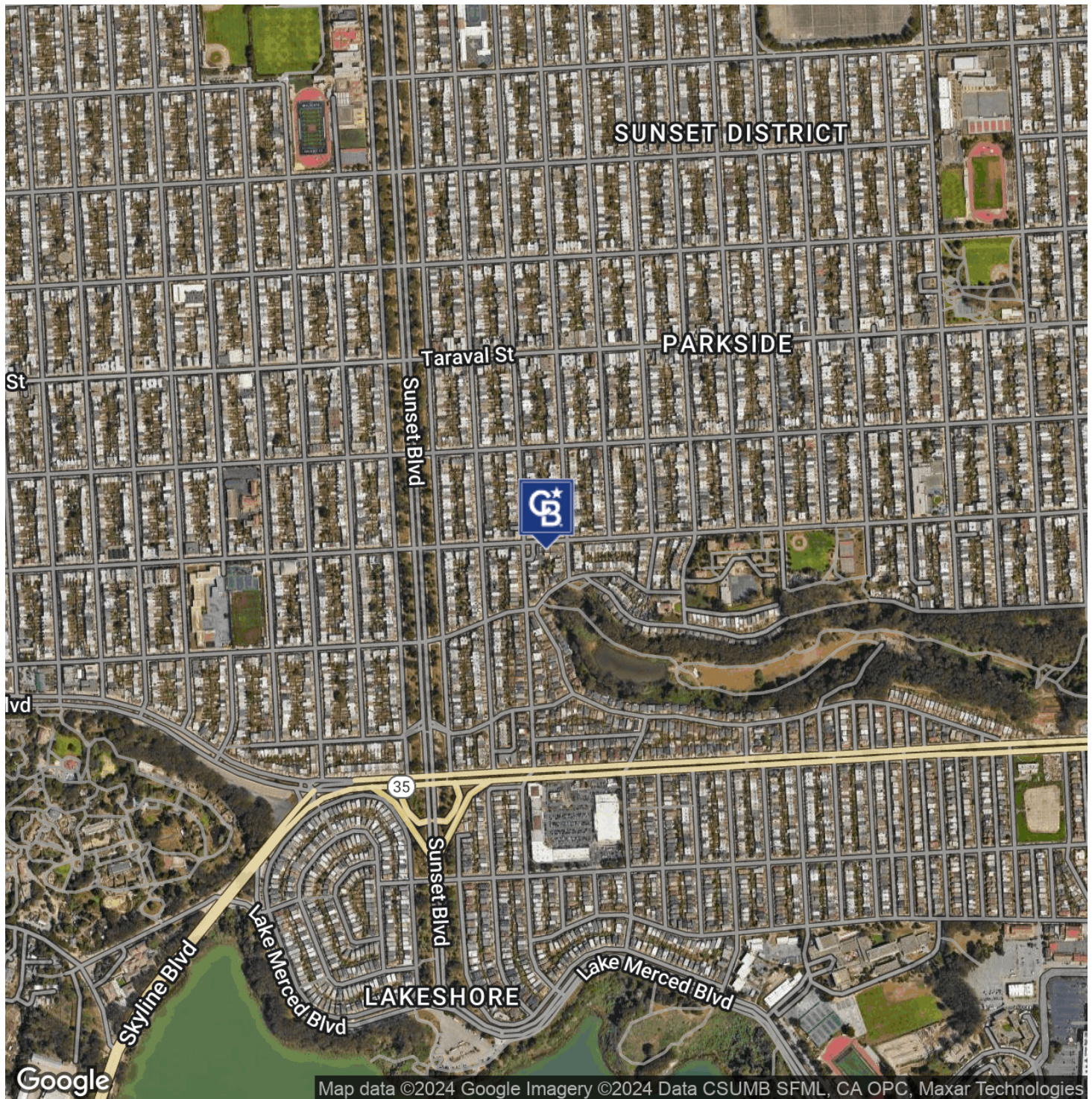


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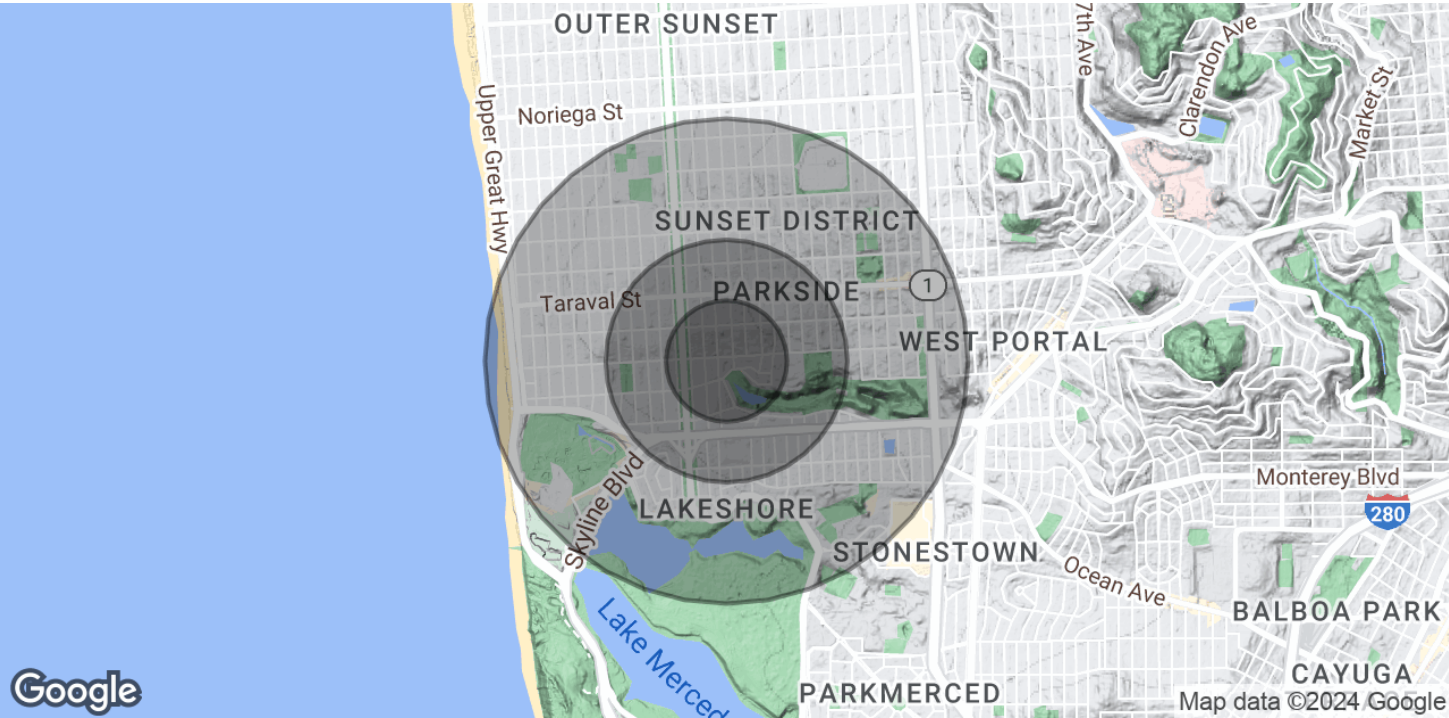


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FOUR LARGE APARTMENTS + PARKING | PARKSIDE

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,151	12,518	42,494
Average Age	47.4	44.6	43.1
Average Age (Male)	40.3	41	42.2
Average Age (Female)	52.2	48.2	44
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,143	4,564	14,924
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$144,455	\$140,671	\$143,424
Average House Value	\$1,348,758	\$1,283,701	\$1,191,722

\* Demographic data derived from 2020 ACS - US Census

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