

Prime San Francisco Real Estate Opportunity!

- Easy Freeway Access (East Bay):
- Convenient travel options
- Blocks from the bustling Financial District and scenic Embarcadero
- Across the street from the vibrant South Park community
- Thriving Neighborhood:
- Surrounded by coffee shops, restaurants, clubs, and nightlife

Financials:

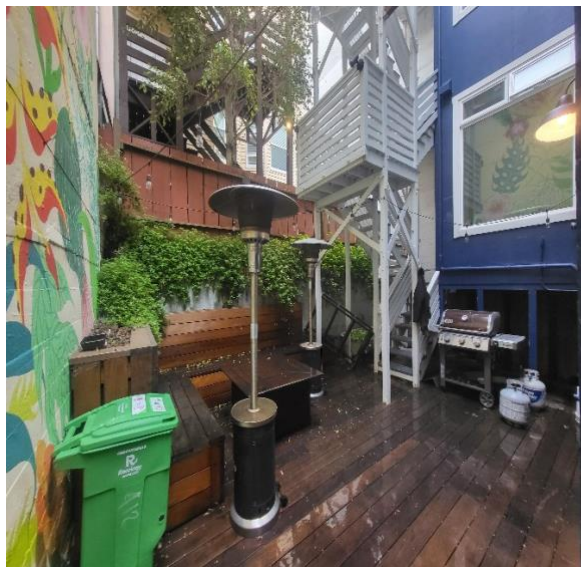
- Strong Potential Income: Over \$225,000 annually
- Manageable Expenses:
- Taxes: \$23,000/year
- Maintenance: \$10,000/year
- All utilities including Wi-Fi: \$8,000/year
- Vacant Units: ** Potential to increase rent based on market trends
- Excellent Return on Investment Potential

****Own a piece of San Francisco's SoMa thriving rental market with the ease of individual unit management! ****

Asking Price: \$3.2 Million

****Contact: For a tour of the building and additional information.**

**** Cyd Rossi 208-818-2021 ****



Des	Total
FRONT	00.00
SIDE	
Full	
SCO	
BACK OF THE HOUSE	\$12,600.00

