

**Five Units - Two Buildings on One Lot  
Three Residential and Two Commercial Units**

**2400-2402 24TH ST. & 1274 VERMONT ST.**

**This is an Excellent Opportunity For a Qualified Buyer to Purchase a Quality Five-Unit Mixed-Use Building In San Francisco's Trendy Inner Mission.**

**SHOWINGS:**

**1st Tour: August 17  
1:00-2:30 pm**

**2nd Tour: August 24  
1:30-3:00 pm**



Property consists of two mixed-use buildings on one lot with five units. There are three residential units and two commercial spaces that are currently used as offices. There is a top floor 2-bedroom penthouse unit and two 1-bedroom units on the middle level. The ground floor commercial space is owner-occupied. The new owner will sign a two-year lease with new owner before close for \$1,200 per month. There are banked rents on two of the residential units dating back to 2000 and 2001. 1274 Vermont is a large separate commercial building.

FOR MORE INFORMATION  
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**ASKING PRICE:  
\$ 835, 000**

**PRICE PER UNIT:  
\$ 167,000**

**PRICE PER SQ. FT:  
\$ 191.34**

**GRM: 13.9**

RENT ROLL 2400-02 24th St. and 1274 Vermont St.		
LOCATION	UNIT TYPE	RENT
Penthouse	2 x 1	\$800
Middle	1 x 1	\$800
Middle	1 x 1	\$700
Commercial	Office	\$1200
1274 Vermont	Office	\$1500

We have obtained the above information from sources we believe to be reliable, but no representations of any kind, expressed or implied, are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/expenses are approximations only. Buyer should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies or omissions.