

**PRICE REDUCTION!! Only \$245 K Per Unit  
6.36% Cap / 11 Unit Mixed-Use Turn Key Apartment Building  
with Retail/Café in the Heart of SoMa SF  
449-451 9th Street, San Francisco, CA 94103**

**Only \$2,688,000.00**



**Property Details**

Mixed-Use Turn Key Apartment Building located at 449-451 9th Street and anchored by a high vis/high trafficked 500 SqFt commercial space in the Heart of SoMa with great freeway access. With pride in ownership throughout. Residents will enjoy a great location with a short distance from major retailers and employers such as Adobe, Twitter HQ, Discord, Air B&B, REI, Patreon, Target, and half a block from Trader Joe's, Bed Bath & Beyond, Pete's Coffee, and Costco, with stellar walk, bike, and transit scores. Many recent upgrades, such as the San Francisco soft-story upgrade completed in 2020, a newly renovated lobby, turfed and private outdoor area, upgraded centralized fire alarm system in 2023, and much more. A fantastic opportunity to purchase a high-visibility mixed-use property in the Heart of SoMa with tremendous income upside potential. No rent delinquency throughout COVID.

**Residential includes:**

- 10 1BR/1BA apartments with tremendous upside in under-market rents
- 6 completely renovated units within the last 36 months
- Tremendous income upside potential
- Turnkey with completed soft story and fire alarm upgrades
- Too many upgrades to list including newly remodeled back yard and lobby
- On-site laundry with App-based pay
- All units are individually metered for gas and electric

**Ground Floor Commercial Space includes:**

- Infrastructure for food prep/food service
- 3 Compartment Sink with Drain Boards and pre-rinse faucet + Prep Sink
- Grease Trap
- Floor Sink and Floor Drains
- Hand washing sink and janitorial/mop Sink
- Private restroom
- One storage unit per apartment

View the full listing here: <https://www.loopnet.com/Listing/Turn-Key-Mix-Use-Apt-Bldg/22310986/>  
<https://www.crexi.com/properties/997823/california-mixed-use-turn-key-apt-building-with-retail>

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Video Tour:  
<https://youtu.be/n9Qc2IMzt64>

