



311 – 321 Valley Street – Sausalito
6 Units - \$3,450,000, Reduced

311 Valley – Turnkey Investment with Views, Upside, and Charm

311 Valley is a well-maintained, fully rented property offering immediate income and long-term upside. Originally built in 1951, the property has been thoughtfully updated over the years and is in very good condition.

The unit mix includes one spacious 2-bedroom apartment with lovely views of Richardson Bay, four 1-bedroom apartments—each with its own private entrance—and a charming ground-floor studio that enjoys exclusive use of a private patio and yard area.

Tenants benefit from on-site laundry facilities and covered parking, adding to the property's appeal and convenience. An additional area to the right of the building may offer potential for expansion, subject to verification with the town.

www.311Valley.com

MLS #325051011

10/30/25

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311-321 Valley Street - Sausalito
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OVERVIEW

Discover the Magic of Sausalito Living

Sausalito is a world-renowned coastal town just minutes from San Francisco, located at the northern foot of the Golden Gate Bridge. Perched at the southernmost edge of Sausalito, **311 Valley** offers an ideal location—just a short commute into the city, steps from the beach, and moments from the town's celebrated restaurants, galleries, and boutique shops.

This unique enclave stretches along a sun-drenched shoreline, nestled between the hillsides draped in chaparral and eucalyptus and the glistening San Francisco Bay. It's a place where natural beauty meets sophisticated living.

Summer in Sausalito is nothing short of enchanting. The long, golden days bring out the best in this waterfront town. Stroll along Caledonia Street and browse one-of-a-kind shops, enjoy coastal cuisine al fresco, or explore the vibrant art scene along Bridgeway and Princess Street.

Sausalito combines postcard-worthy views, small-town character, and world-class amenities in a way few places can. Ranked as one of the happiest seaside towns in America by *Coastal Living*, Sausalito is a community where people come to live, work, and play — and often never want to leave.

Whether you're enjoying a sunrise over Richardson Bay or sipping coffee from your favorite local café, Sausalito offers a lifestyle as breathtaking as its views.

OVERVIEW

311 Valley is a solid investment opportunity in a desirable location with stable tenants and development potential.

The property is three story wood frame construction on a perimeter and slab foundation. There is covered parking for four cars and ample off-street parking as well. Tenants benefit from an on-site laundry room and individual storage lockers.

All units have been remodeled, updated, and have modern electrical sub-panels (no Federal Pacific).

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**UNIT
OVERVIEW**

311: Second floor one bedroom of 545 sf. Nice views of Richardson Bay. Updated kitchen and a fireplace in the living room.

313: Second floor middle one bedroom of 585 sf. Updated kitchen and a fireplace in the living room.

315: Top floor two bedroom plus den of 910 sf. Spectacular views of Richardson Bay. Updated kitchen and a fireplace in the living room. Shared terrace with 321.

317: Ground floor studio of 470 sf. Private yard/patio area. Update kitchen.

319: Second floor one bedroom of 640 sf. Updated kitchen and a fireplace in the living room.

321: Top floor one bedroom of 655 sf. Filtered views. Updated kitchen and a fireplace in the living room. Shared terrace with 315.

DIRECTIONS

From downtown Sausalito, south on Bridgeway, becomes Second Street, to Valley.

**SHOWING/
OFFERS**

All units are occupied, please do not disturb tenants. Showings by appointment only after review of brochure and driving by the property.

Offers as received.

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ANNUAL PROPERTY INCOME

<i>Unit #</i>	<i>Unit Description</i>		<i>Current Rent</i>
311	Second floor 1BR, back patio	545 sf	\$ 2,950
313	Second floor 1BR, back patio	585 sf	2,860
315	Top floor 2BR w/views. Center patio	910 sf	3,875
317	Ground floor studio w/fenced yard area	470 sf	2,180
319	Second floor 1BR, back patio	640 sf	2,950
321	Top floor 1BR, back patio	640 sf	2,950
	Laundry (2024)		100
<i>Total Monthly Income</i>			\$ 17,865
<i>Gross Scheduled Annual Income (GSI)</i>			\$ 214,400

Rents are effective 12/01/2025

ANNUAL PROPERTY EXPENSES

Taxes (new @ 1.102% + \$2,987)	\$ 41,000
Sewer (paid with tax bill)	6,800
Insurance (estimate)	5,000
PG&E house bill (2025)	800
Water (2025)	4,100
Refuse (2025)	3,900
Maintenance, Repairs & Reserves (est.\$1,000/unit)	6,000
<i>Total Annual Expenses</i>	\$ 67,600
<i>Net Operating Income (NOI)</i>	\$ 146,800

Expenses do not provide for an allowance for vacancy or property management.

PROPERTY SUMMARY

Property Price:	\$ 3,450,000	Approximate Building Size (Buyer to verify):	3,805 sf – Measured
Number of Units:	6	Approximate Lot Size:	8,250 sq. ft. (Assessor)
GRM	16.1 GRM,	Price/ sq. ft.	\$ 907/sq. ft. Measured
CAP	4.3%		

The information stated above was obtained from sources we believe to be reliable, but make no representations or warranties, expressed or implied, as to its accuracy. Acreage and square footage are approximations and have not been confirmed.

Golden
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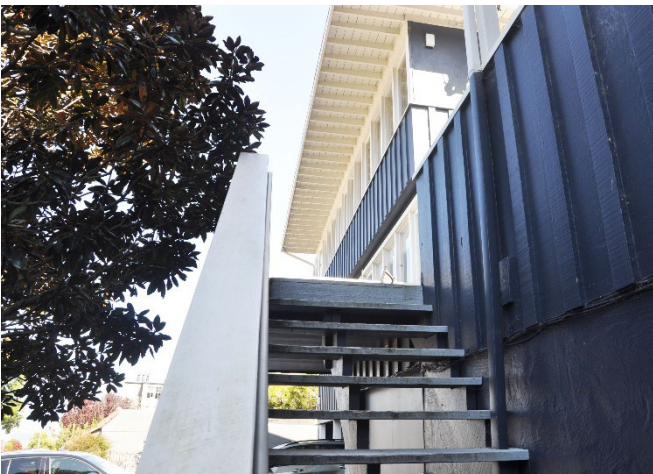
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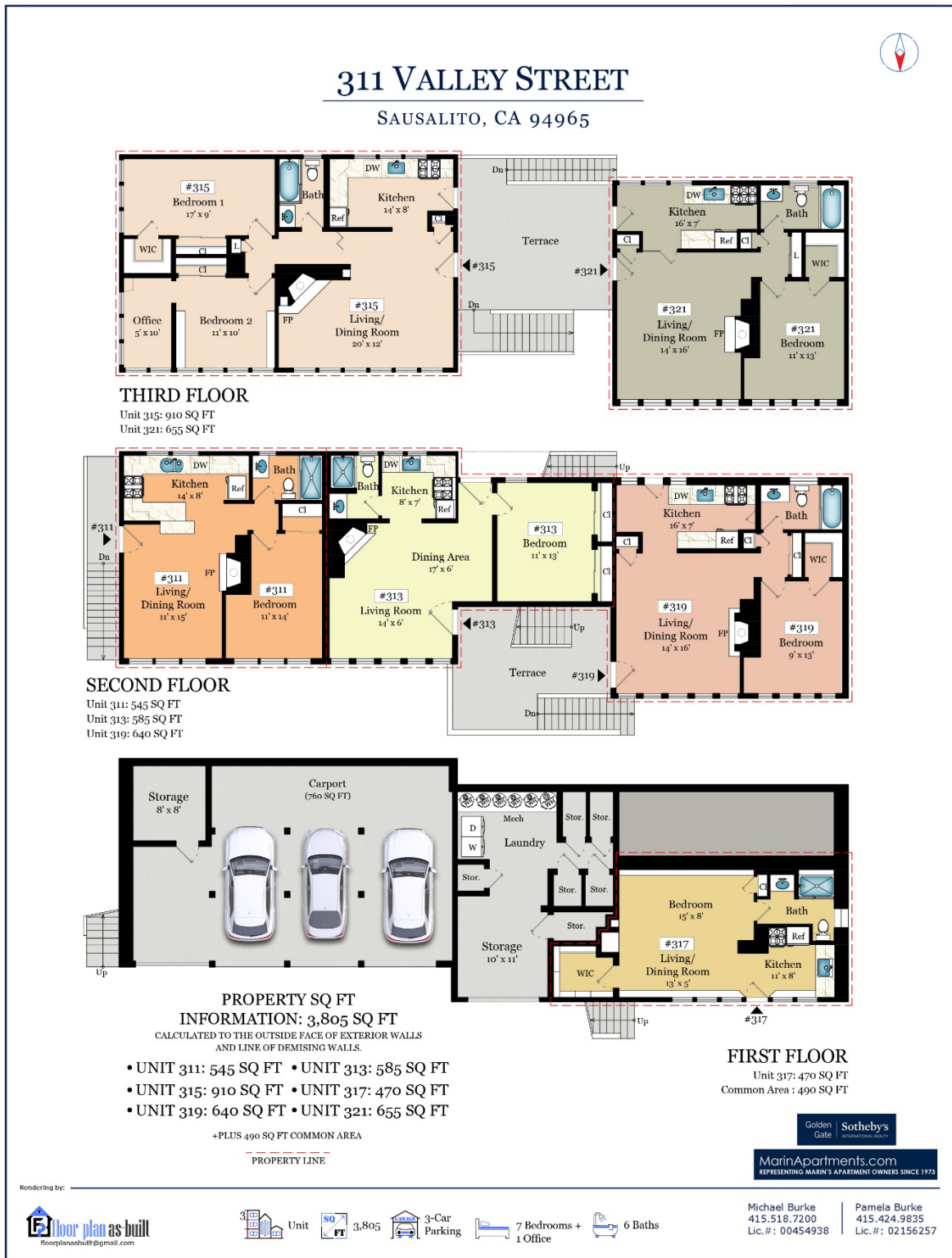
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BUILDING SITE PLAN



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FLOOR PLAN



The overall presentation style is subject to copy right. All measurements are approximate & individuals should rely on their own information.

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PARCEL MAP AP# 065-268-09



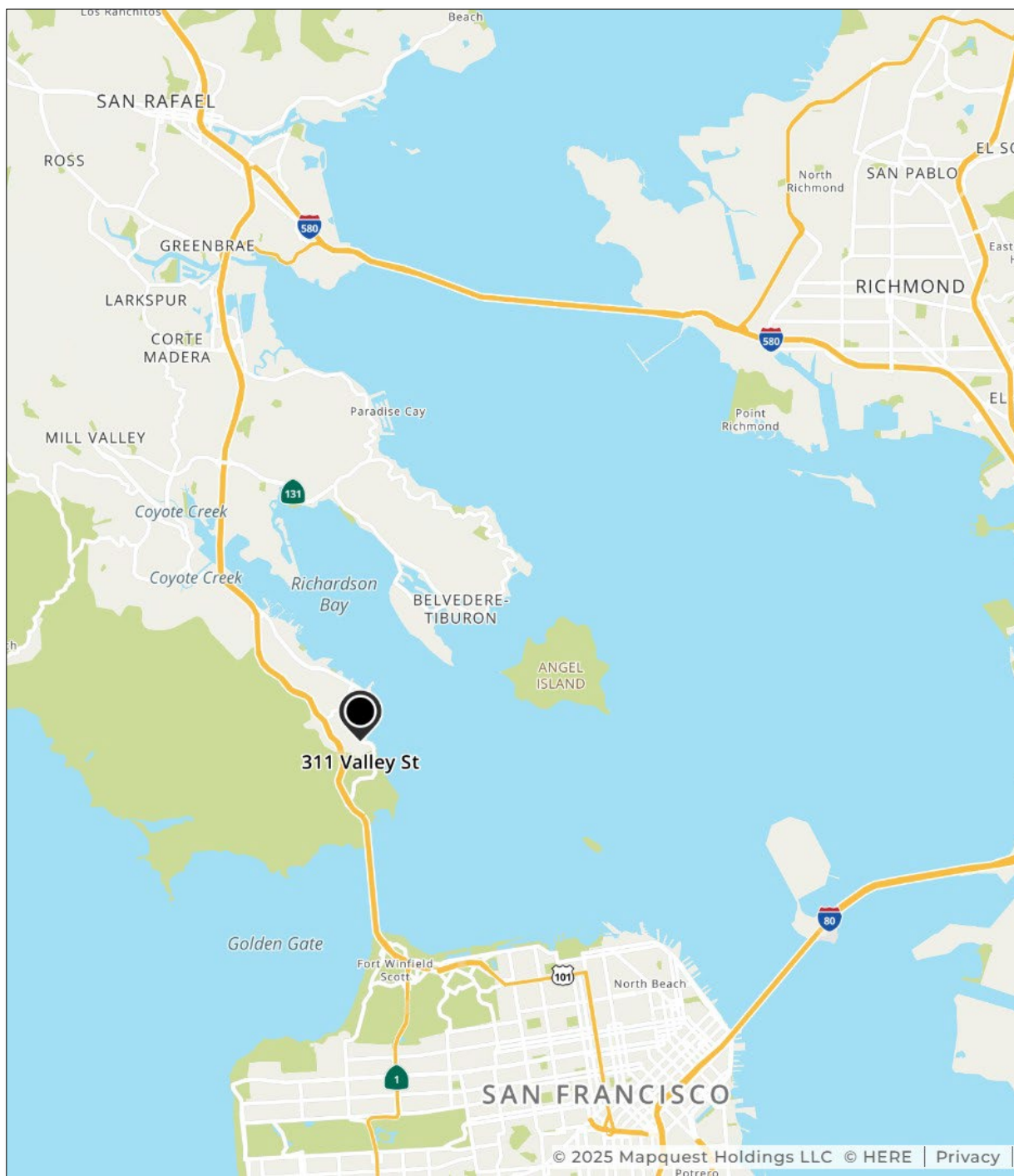
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AERIAL MAP



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AREA MAP



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ATTENTION

This brochure has been prepared to provide summary information to cooperating brokers and prospective purchasers to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property and is not a substitute for a thorough due diligence investigation. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Michael and Pamela Burke and Golden Gate Sotheby's International Realty have not conducted a thorough investigation regarding these matters and make no warranty or representation regarding the accuracy or completeness of the information provided. References to square footage, age, and some expenses are approximate.