

67-71 HAIGHT STREET SAN FRANCISCO CA 94102

MIXED-USE PROPERTY FOR SALE

EXCLUSIVELY LISTED BY:

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COMPASS COMMERCIAL



EXECUTIVE SUMMARY

67-71 HAIGHT STREET San Francisco CA 94102



Offered at \$2,050,000



± 2,450 Sq Ft (per owner)

APN	0855-003
Building SqFt	± 2,450
Lot SqFt	± 1,677
Zoning	NCT-3
Cross Street	Octavia Street
Year Built	1952

Compass Commercial, as the exclusive advisor, is pleased to present the rare opportunity to acquire the fee simple interest in 67-71 Haight Street, San Francisco.

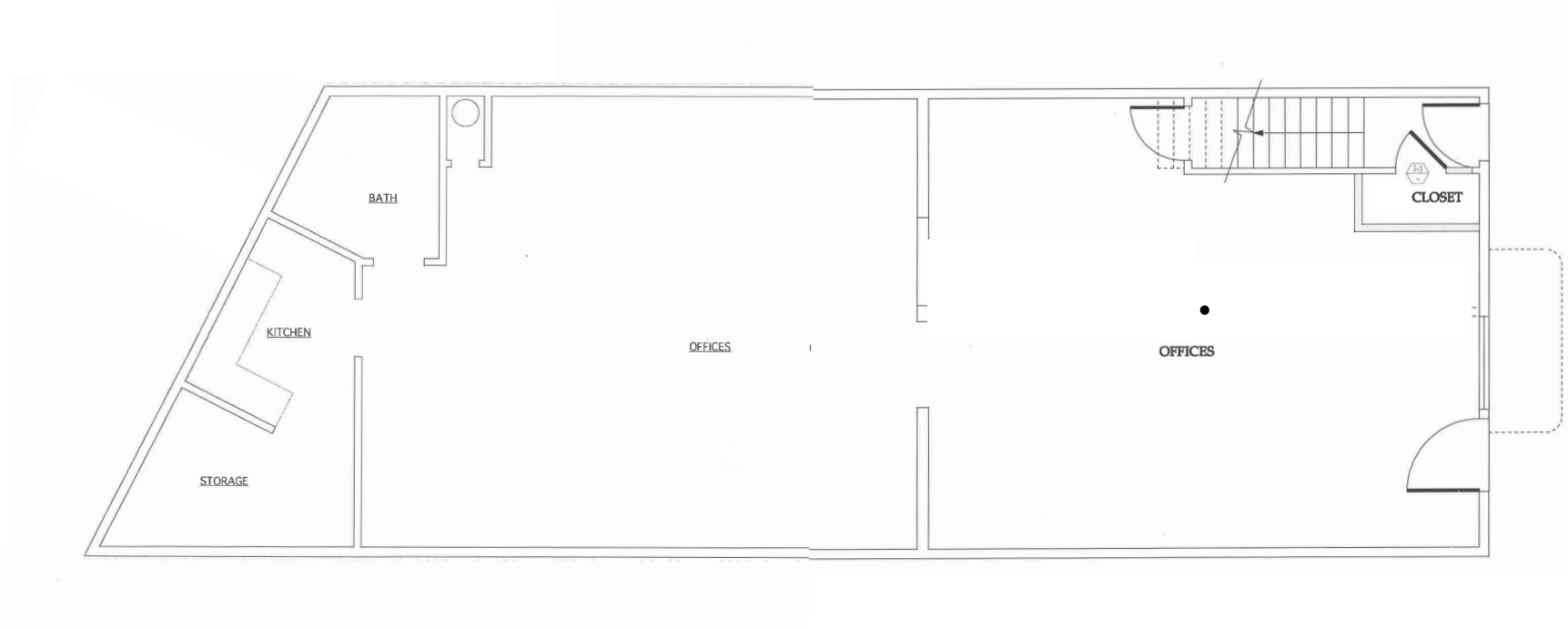
This mixed-use building comprises two units totaling approximately 2,450 square feet. The upper unit is a beautifully remodeled ±800 square foot one-bedroom, one-bath residential flat. The ground floor features a ±1,650 square foot retail or office space with soaring 16-foot ceilings, offering excellent visibility and flexibility for a variety of uses. Building shall be delivered vacant upon close of escrow.

67-71 Haight Street presents an ideal opportunity for an owner-user to live upstairs while operating a business below. Alternatively, the property serves as a compelling investment, generating rental income from both units with potential for future development—benefiting from an 85-X height limit.

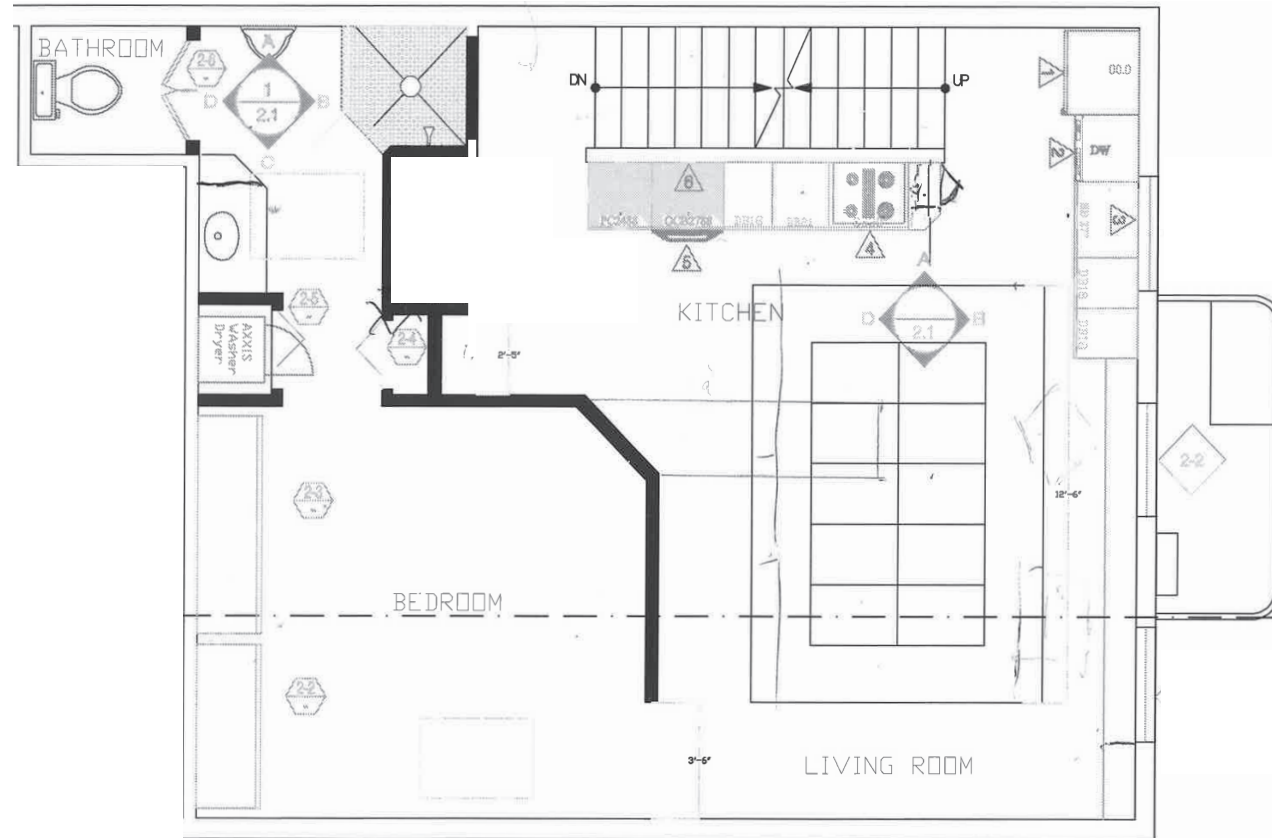
This is an extraordinary opportunity to acquire a fully upgraded asset with substantial upside in rental income, perfectly positioned for long-term growth in the ever-evolving San Francisco office market.



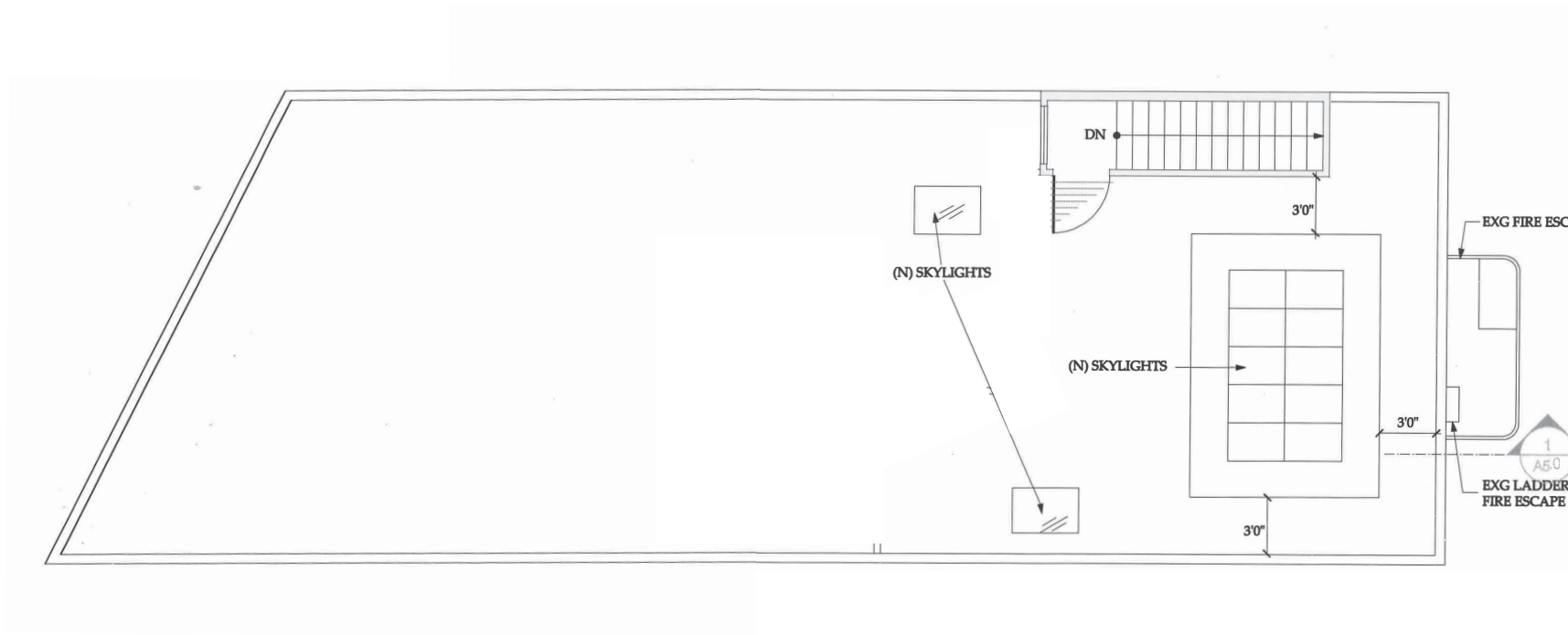
GROUND FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



RESIDENTIAL UNIT



COMMERCIAL UNIT





LOCATION MAP

- 1 San Francisco Symphony
- 2 SF JAZZ
- 3 Chez Maman West
- 4 Ritual Coffee Roasters
- 5 Souvla
- 6 Topo Designs
- 7 Urban Ritual Cafe
- 8 Rich Table
- 9 Zuni Cafe
- 10 Boba Guys
- 11 SF LGBT Center
- 12 Kibatsu Japanese
- 13 Woods Lowside
- 14 Cafe du Soliel
- 15 Earthen Home Goods
- 16 CorePower Yoga
- 17 Safeway
- 18 Whole Foods
- 19 Pet Food Express
- 20 Neiman Marcus
- 21 Burma Love
- 22 Menya Kanemaru Ramen
- 23 Martuni's
- 24 Rocket Sushi
- 25 Equinox

Walk Score **99**

Transit Score **98**

Bike Score **87**

Commute Times

Financial District **15m** by car

South San Francisco **20m** by car

Silicon Valley **45m** by car

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.



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