

Shipley Street Residences

Previously-Approved Site Permit for
Ten Market-Rate Units



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- Ideally situated on a tree-lined alley in San Francisco's South of Market neighborhood
- Site permit previously approved for nine residential and one commercial market-rate units
- Possibility for revised plan with increased unit count and height
- Fifty-foot frontage enables design flexibility
- Easy access to 280, 101, Muni, and Caltrain
- Nearby parks include Yerba Buena, Mint Plaza, and Bessie Carmichael
- Close to shops, restaurants, and employment hubs
- 97 walk score, 98 bike score, 100 transit score



Property Basics

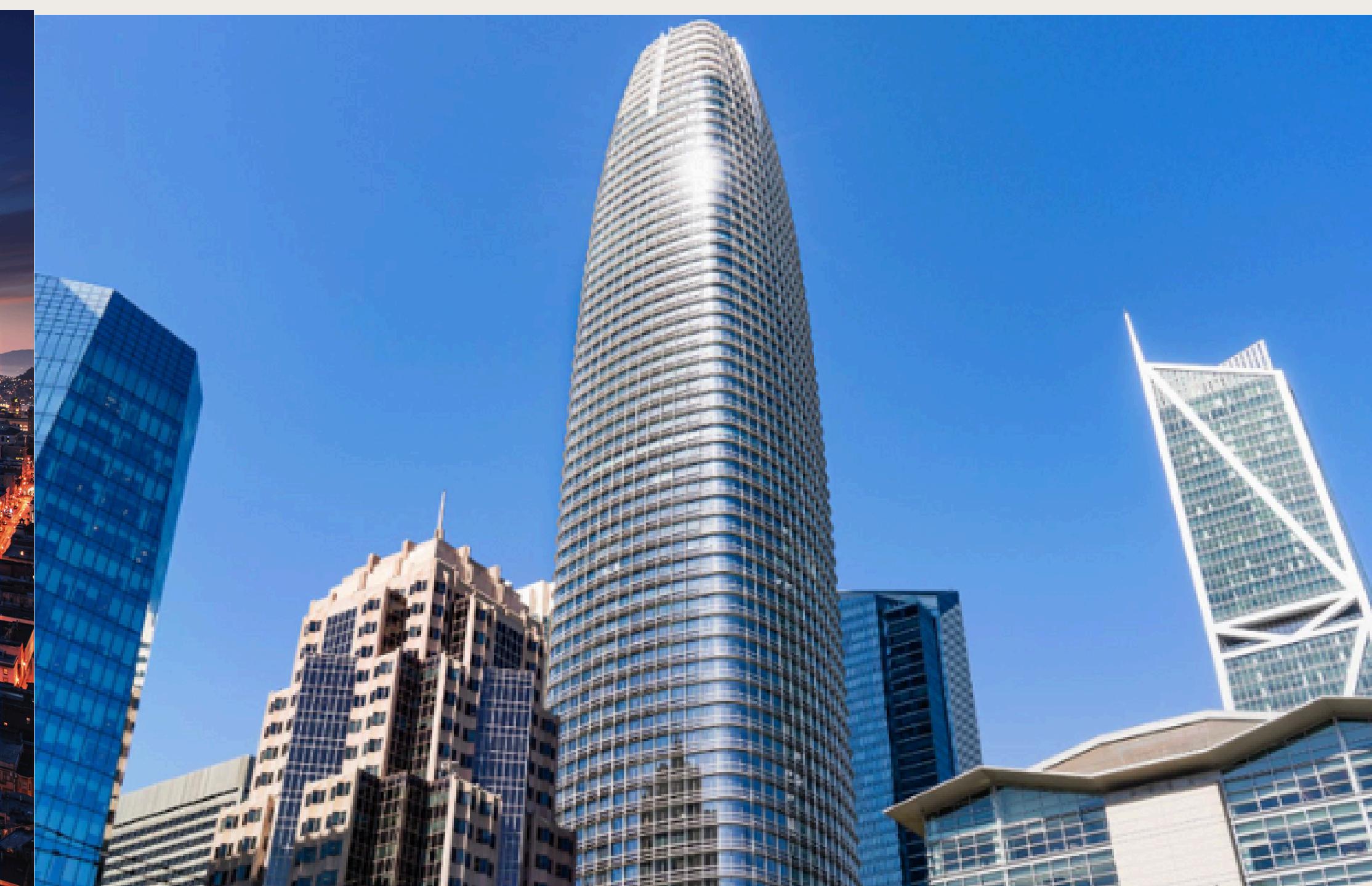
Address	265 Shipley Street at Falmouth
APN	3753/845
Size	3,750 square feet 50'W x 75'D

Development Potential

Underlying Zoning	Mixed-Use Residential
	Site permit was previously approved for one commercial and nine residential market-rate units
Possible Changes	Affordable housing density bonus Streamlined entitlement Height increase

**Offered at
\$1,249,000**

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Agent and Broker have ownership interest in the property.