



FOR SALE

**1437 MASON STREET**

San Francisco, CA 94113    \$1,388,000

Marcus & Millichap

PRESENTED BY ANGELO BAGLIERI  
& CLINTON TEXTOR

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WWW.MARCUSMILLICHAP.COM

# EXCLUSIVELY LISTED BY

## Angelo Baglieri

415-424-8201

Angelo.Baglieri@marcusmillichap.com

License CA #01996324

## Clinton Textor

415-625-2157

ctextor@marcusmillichap.com

License CA #01318639





1437 MASON STREET

## PROPERTY OVERVIEW

Located in the heart of **Russian Hill**, one of San Francisco's most desirable and supply-constrained residential neighborhoods, 1437 Mason Street presents a rare opportunity to acquire a **fully permitted renovation project** with significant upside.

The property consists of a **two-unit residential building originally constructed in 1907**, situated on a 2,750 square foot lot in the RM-2 zoning district. The project has already secured approvals and permits through the San Francisco Department of Building Inspection, allowing a buyer to immediately move forward with construction and reposition the asset into a modern, high-end residential property.

### Approved Development Scope

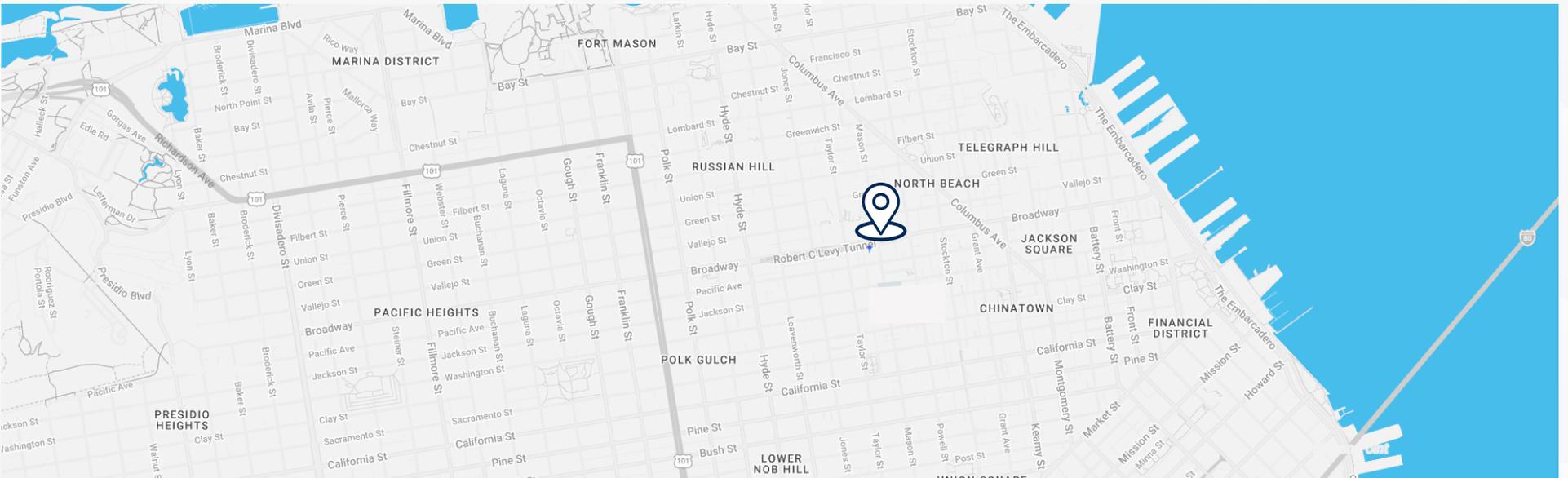
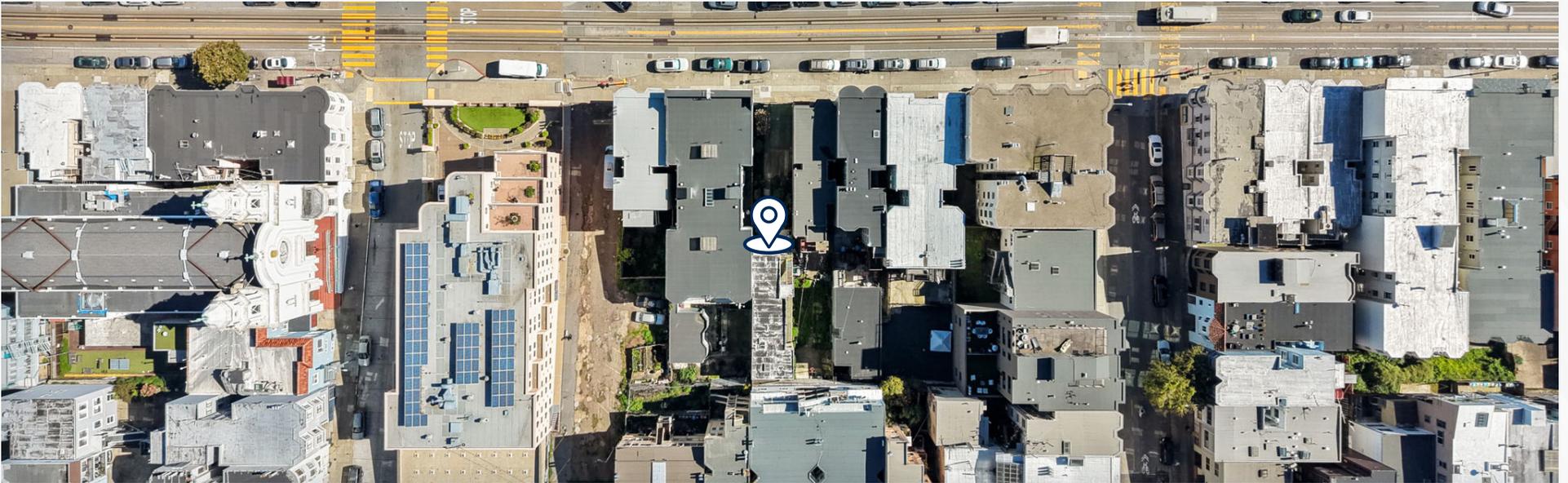
The approved plans call for a comprehensive redevelopment of the existing structure while maintaining the building envelope. The project includes:

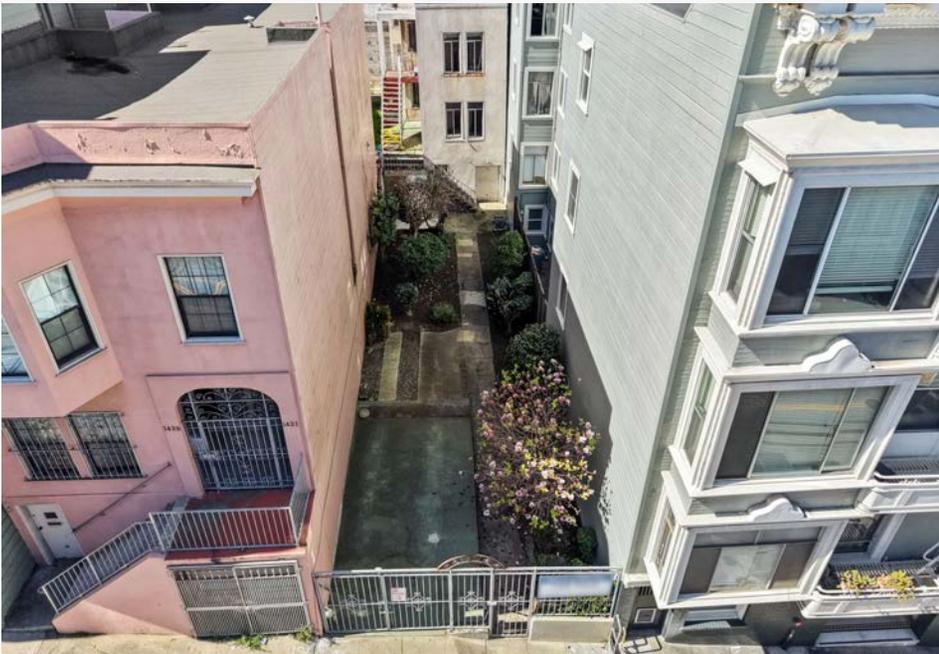
- Complete interior reconfiguration of both residential units
- New structural foundation and seismic improvements
- Conversion of basement space into functional living area
- Removal and replacement of existing stair systems
- Full facade upgrades and exterior improvements
- New roof deck elements and modernized architectural features
- Proposed unit mix: Upstairs is 3bd/3ba. Downstairs is 1/bd/1.5ba

Upon completion, the project will deliver **two redesigned residential units** with modern layouts, updated systems, and enhanced outdoor space.

1437 MASON STREET

# AERIAL/LOCAL MAP





## **FULLY APPROVED & PERMITTED PROJECT**

Building permits have been issued, allowing a developer to bypass much of the entitlement risk and lengthy San Francisco planning timeline.

## **PRIME RUSSIAN HILL LOCATION**

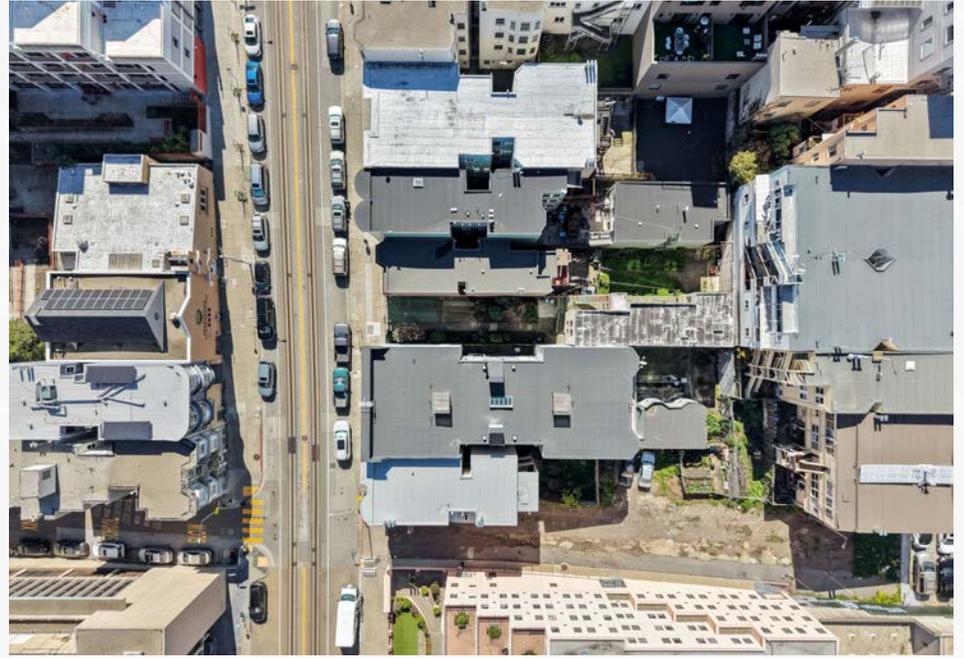
The property sits in one of the city's most sought-after neighborhoods, within walking distance to North Beach, Polk Street, and the waterfront.

## **HIGH-END REPOSITIONING OPPORTUNITY**

The scope allows a buyer to transform a dated structure into a modern luxury residential property with strong resale or rental potential.

## **STRUCTURAL IMPROVEMENTS ALREADY DESIGNED**

Engineering plans include foundation upgrades and structural modernization, reducing unknowns during construction.



## RARE VALUE-ADD PROJECT IN A SUPPLY-CONSTRAINED NEIGHBORHOOD

Russian Hill rarely sees redevelopment opportunities with approved plans, creating a compelling opportunity for investors and developers.

## DEVELOPMENT POTENTIAL

This project is ideal for a developer seeking to create high-quality residential product in a premier San Francisco neighborhood. With approvals already in place, the next owner can focus on execution and value creation rather than navigating the city's lengthy entitlement process.

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# 1437 MASON STREET

- A fully permitted renovation project
- Transform a dated structure into a luxury residential property
- A compelling opportunity for investors and developers.

