

# Investor Vision Starts Here

4114 Judah St & 1385-1399 46th Ave  
San Francisco

**\$3,795,000.00**



## About the property

Two adjacent parcels in high-demand Outer Sunset: 4114 Judah St & 1385-1399 46th Ave. Approx. 8,250 sq ft (lot + building). CN-2 zoning, current use as church w/ commercial kitchen. Feasibility study outlines potential for up to 42 residential units + ~3,000 sf commercial space. Just blocks from Ocean Beach, the Great Highway promenade, and Muni lines. Surrounded by popular cafés and local charm—an excellent opportunity for investors, developers, nonprofits, or public-sector partnerships.

## Why Invest?

- Lifestyle Location – Prime Outer Sunset Corner
- Beach & Great Highway Park
- Two Parcels – CN-2 Zoned, 8,250 Sq Ft (Lot + Building)
- Development Potential Up to 42 Units
- Ocean Views Possible with Vertical Build
- Sunset District – Rapid Growth & Demand
- Excellent Transit Access

## Give us a call!

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