


# 2301 Webster St

2301 Webster St, San Francisco, CA 94115

 Presented by  
Local Agent, Inc.



## Price:

**\$3,800,000**

Two-

Story, Clean and Upgraded Corner Building in the Heart of Pacific Heights.

6-Unit Mixed-Use @ 2301-2309 Webster and 2400 Washington

Fully Leased - 2 Ground Floor Commercial Suites  
Currently Occupied by  
an Esthetician and Hair Salon + 4 Residential  
Units.

All Residential Tenants are MTM. Both Commercial  
Tenants have Term Remaining plus Options.

All New Electrical Panels, New Roof, New Ground  
Floor ADA Entry Ways, and Updated Plumbing  
Great Income Property - Perfect for 1031  
Exchange Buyers

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## UPGRADED MEP

Corner Lot  
Mixed Use  
Two Story  
Renovated



### Stacy Metcalfe

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### Local Agent, Inc.

211 Arena St, Suite Board Room 1  
El Segundo, CA 90245



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Building Photo



Primary Photo

## Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	2	Negotiable	N/A
2+1	2	Negotiable	N/A

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Webster Street Studio	-	

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## Property Photos



Building Photo



Aerial

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Aerial



Interior Photo

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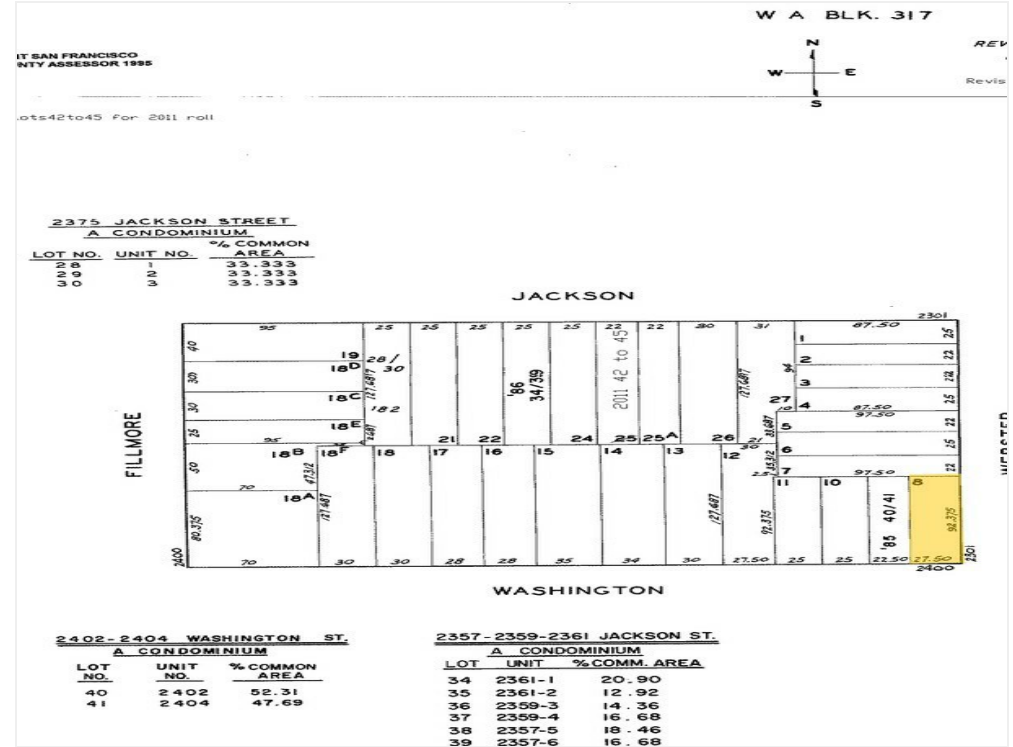
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## Property Photos



Building Photo



Plat Map

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## Location

