



836-838 GUERRERO STREET, SAN FRANCISCO

Duplex in Mission Dolores | Offered at \$ 2,350,000

Excellent Location Near Dolores Park

1300 Square Foot Vacant Flat with Parking + Storage

Large Sunny Back Yard with Picnic Area

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COMPASS COMMERCIAL

PROPERTY SUMMARY

836-838 Guerrero St. is located in the Mission Dolores neighborhood of San Francisco and has been owned by the same family for over 50 years. Mission Dolores is conveniently located next to the Castro, Noe Valley and the Mission District in the heart of the city. Known as one of the most vibrant parts of the city, Mission Dolores, is both quite urban in its feel, but also quaint and secluded from the hustle and bustle of downtown. A mere 15 blocks from Downtown San Francisco, Mission Dolores is well served by Muni bus and train service to all parts of the city. BART is a short walk down 16th Street. The weather tends to be sunny and warm making it a destination for young professionals. The subject property is walking distance to Dolores Park, Whole Foods, popular bars, art galleries and restaurants in the Castro, Mission and Noe Valley further enhancing the living experience for its residents.

Per metroscan, the property was built in 1926 and is a wood frame stucco building with a concrete foundation with approximately 2600 square feet of interior living space on a 2495 square foot lot.

The ground floor consist of a large 2 car side by side garage with multiple storage spaces and shelving. One of the storage spaces, one of the parking spaces, and unit #836 will be delivered vacant. 836 Guerrero St. is the 1st floor vacant unit with approximately 1300 square feet. The unit consists of 2 bedrooms 1 bath with formal dining room, living room with wood burning fireplace, built in shelves, and abundant light. The kitchen has an eat-in area with updates including back porch room with washer/dryer. The bathroom is split with separate water closet and shower over tub with tile floor and surround. The unit has abundant closet space with an opportunity to add a second bathroom if desired. The rear of the unit boasts two large bedrooms that look out and enter to sunny back yard and picnic area.

838 Guerrero St. is a tenant occupied unit on the second level currently paying \$3700 monthly which includes 1 parking space and 1 storage space in the garage. The unit floor plan is similar to 836 Guerrero St. with additional closet space and downtown city views.

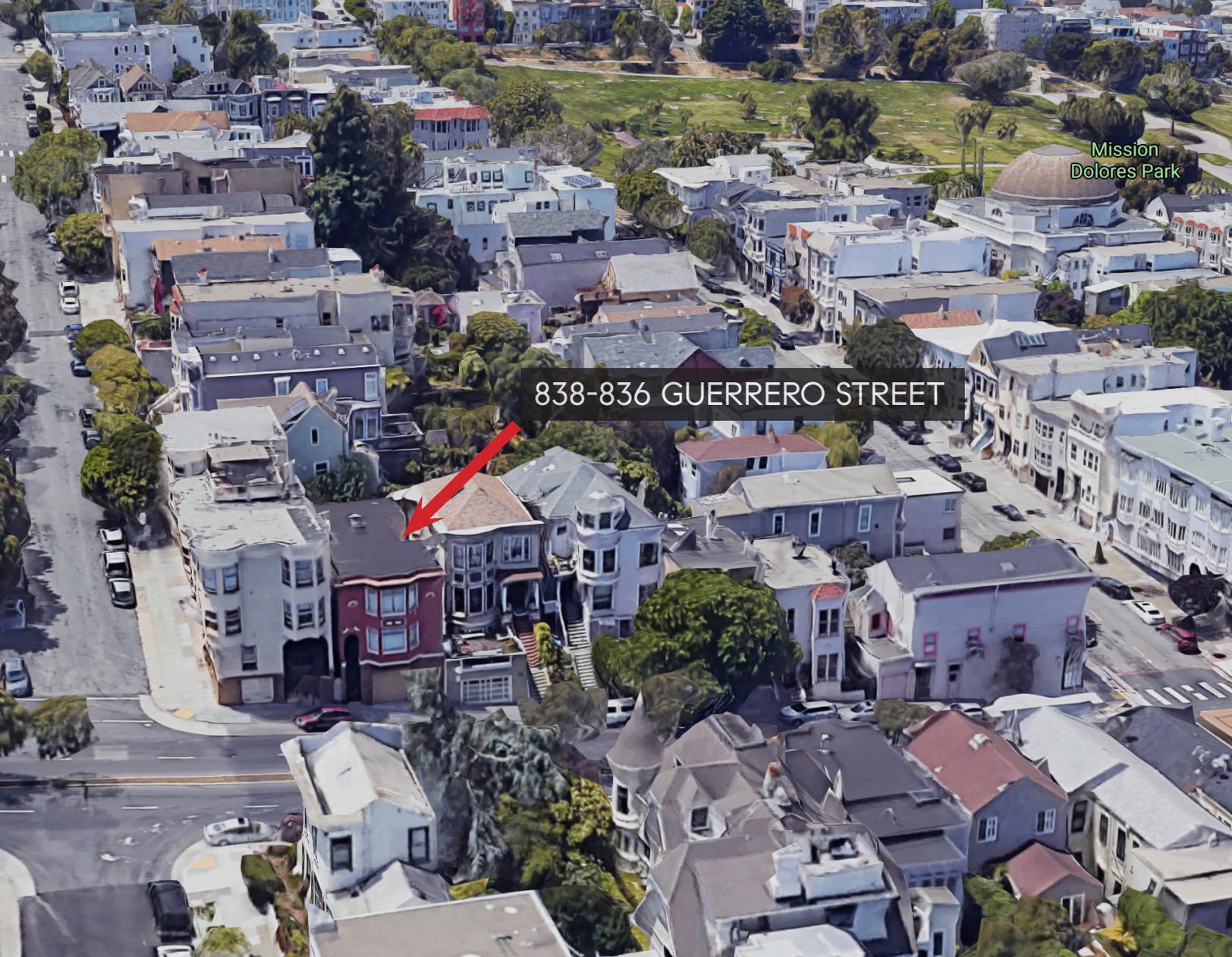
Each unit is separately metered for PG&E, with individual water heaters, and forced air furnaces. The composition roof is approximately 10 years old.

TOTAL UNITS	2
YEAR COMPLETED	1926
LOT SQUARE FOOTAGE	2,495
BUILDING SQUARE FOOTAGE	2,600
GAS & ELECTRICAL	Separately Metered
HEATING	Gas Furnace
ROOF	Composition, 2010
CONSTRUCTION	Wood Frame with Concrete Foundation

Formal Dining Rooms
Hardwood Floors
Wood Burning Fireplaces







838-836 GUERRERO STREET

Mission
Dolores Park

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