

BJ Droubi & Company

4288-98 24th Street (737-41 Douglass Street)
Almyra Apartments and Commercial Units
Offered at: \$2,995,000



- Thirteen Tenant Occupied Residential Units
- Two Commercial – Pet Store & Restaurant
(Business Not Included in Sale, Property Only)
- Two Separate Buildings / Corner Lot
- Adjacent to Douglass Park / City Views
- Quiet & Convenient Noe Valley Location
- GRM: 12.69 / CAP Rate: 7.41 / Zoned: NC-1

Year Built: 1900 / Square Feet: 13187
(as per tax records)

Showings by Appointment

Rare opportunity to own a 15-unit commercial/residential corner building in the heart of Noe Valley. This building consists of 9 One bedrooms, 4 Studios, and 3 Commercial storefronts (currently used as two) an established restaurant, and a pet store. Most units have inlaid hardwood floors, and great original detail. There are two buildings on the lot, plenty of storage and a central courtyard with fishpond. Located adjacent to Douglass Park, public transportation and area shops. There was a new high-pressure boiler system recently installed. Annual income is aprox. \$236,000. Subject to sellers 1031 exchange.



Listing Agents:

Jesse Fowler
415.920.7261

James White
415.920.7254

for more information & photos, visit www.BJDroubi.com

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