

67-71 HAIGHT STREET, SAN FRANCISCO CA 94102

RARE LIVE/WORK TWO-UNIT MIXED-USE PROPERTY FOR SALE

EXCLUSIVELY LISTED BY:

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COMPASS COMMERCIAL



EXECUTIVE SUMMARY

67-71 HAIGHT STREET San Francisco CA 94102



Offered at \$2,050,000



± 2,450 Sq Ft (per owner)

APN 0855-003

Building SqFt ± 2,450

Lot SqFt ± 1,677

Zoning NCT-3

Cross Street Octavia Street

Year Built 1952

Compass Commercial, as the exclusive advisor, is pleased to present the rare opportunity to acquire the fee simple interest in 67-71 Haight Street, San Francisco.

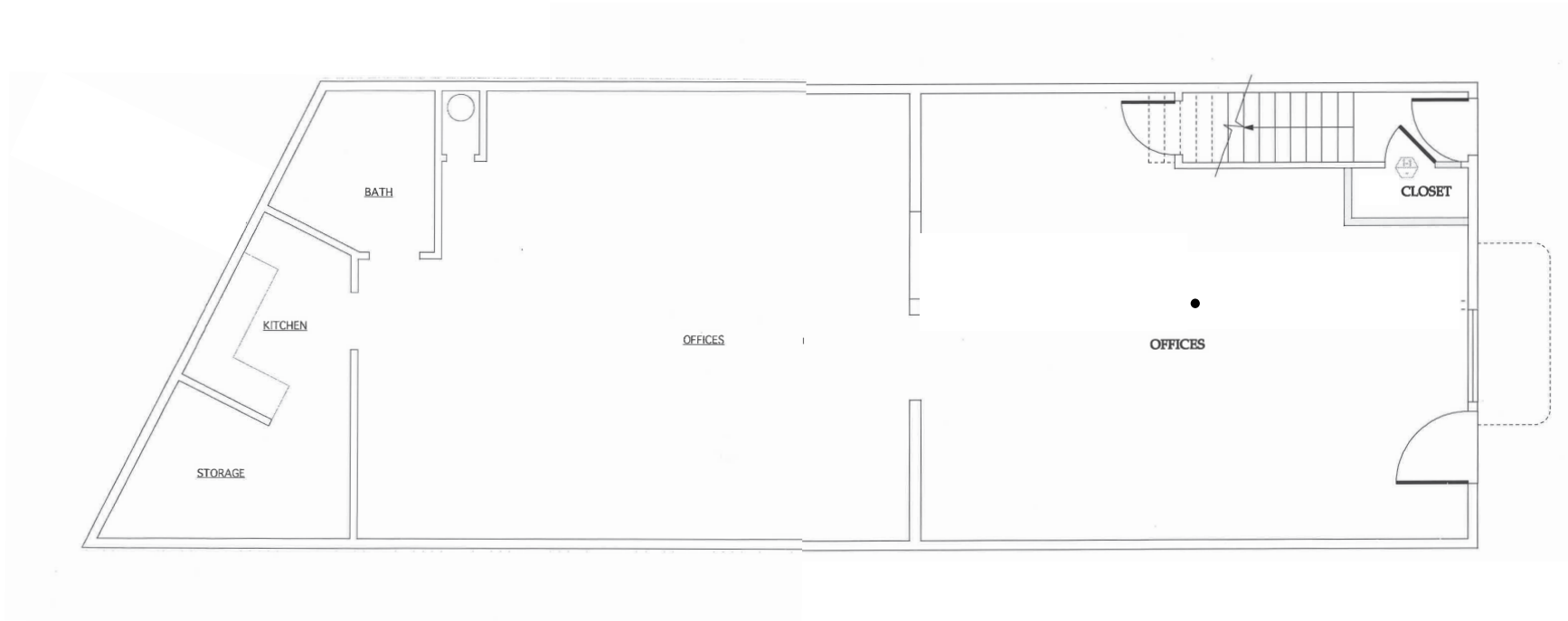
This mixed-use building comprises two units totaling approximately 2,450 square feet. The upper unit is a beautifully remodeled ±800 square foot one-bedroom, one-bath residential flat. The ground floor features a ±1,650 square foot retail or office space with soaring 16-foot ceilings, offering excellent visibility and flexibility for a variety of uses. Building shall be delivered vacant upon close of escrow.

67-71 Haight Street presents an ideal opportunity for an owner-user to live upstairs while operating a business below. Alternatively, the property serves as a compelling investment, generating rental income from both units with potential for future development—benefiting from an 85-X height limit.

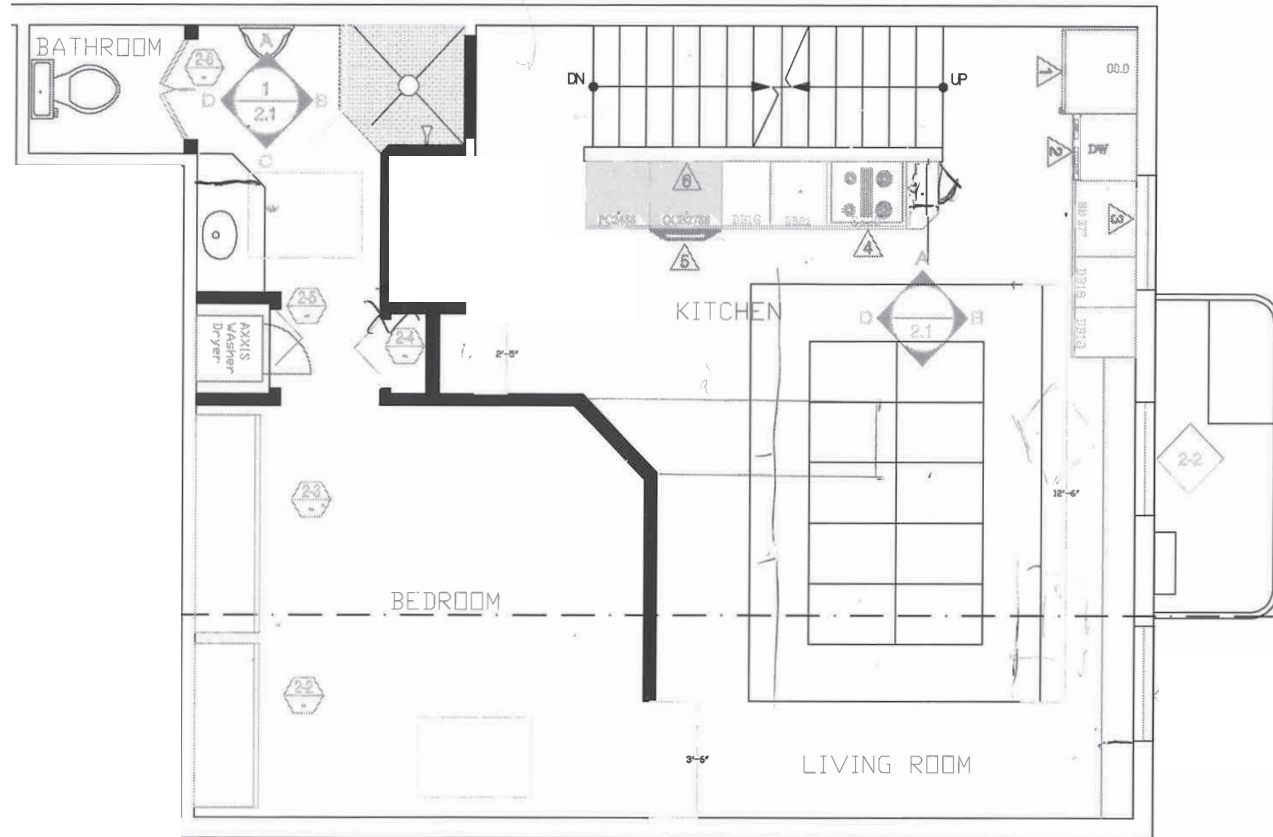
This is an extraordinary opportunity to acquire a fully upgraded asset with substantial upside in rental income, perfectly positioned for long-term growth in the ever-evolving San Francisco office market.



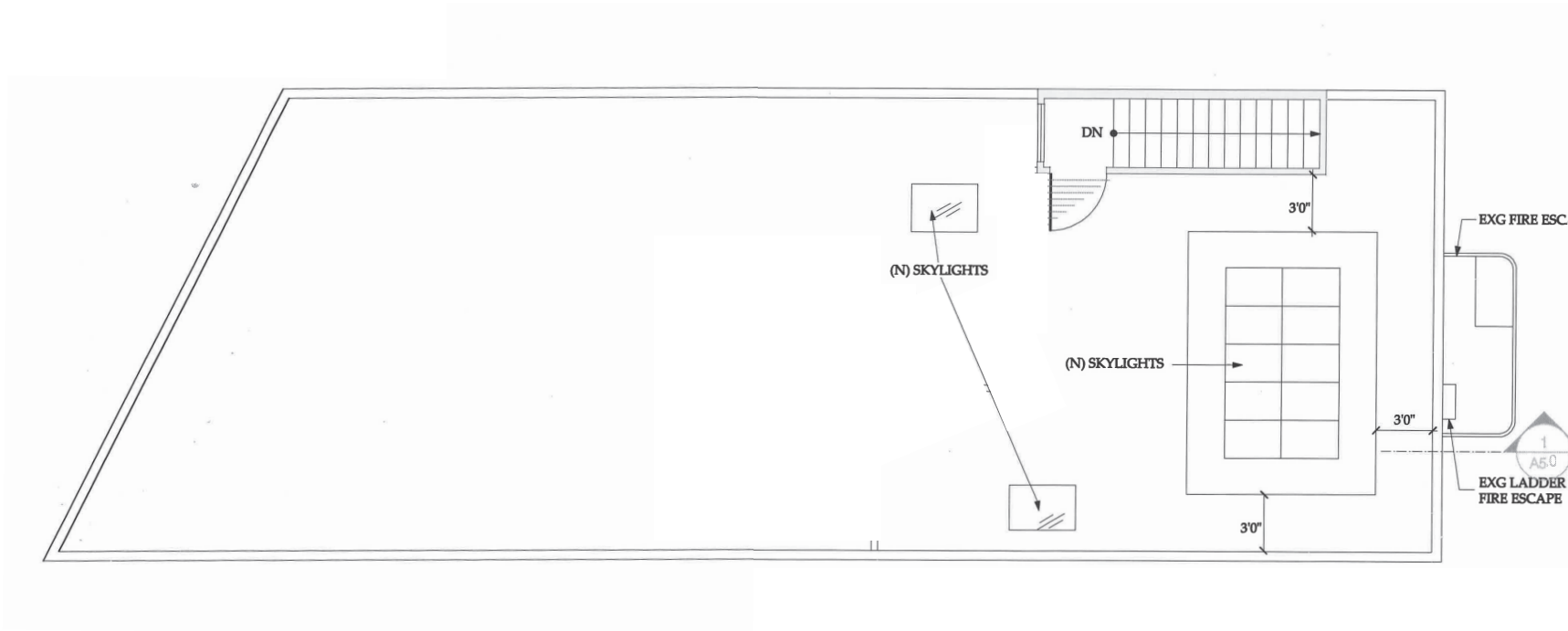
GROUND FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



RESIDENTIAL UNIT



COMMERCIAL UNIT



LOCATION MAP

- 1 San Francisco Symphony
- 2 SF JAZZ
- 3 Chez Maman West
- 4 Ritual Coffee Roasters
- 5 Souvla
- 6 Topo Designs
- 7 Urban Ritual Cafe
- 8 Rich Table
- 9 Zuni Cafe
- 10 Boba Guys
- 11 SF LGBT Center
- 12 Kibatsu Japanese
- 13 Woods Lowside
- 14 Cafe du Soliel
- 15 Earthen Home Goods
- 16 CorePower Yoga
- 17 Safeway
- 18 Whole Foods
- 19 Pet Food Express
- 20 Neiman Marcus
- 21 Burma Love
- 22 Menya Kanemaru Ramen
- 23 Martuni's
- 24 Rocket Sushi
- 25 Equinox

Walk Score **99**

Transit Score **98**

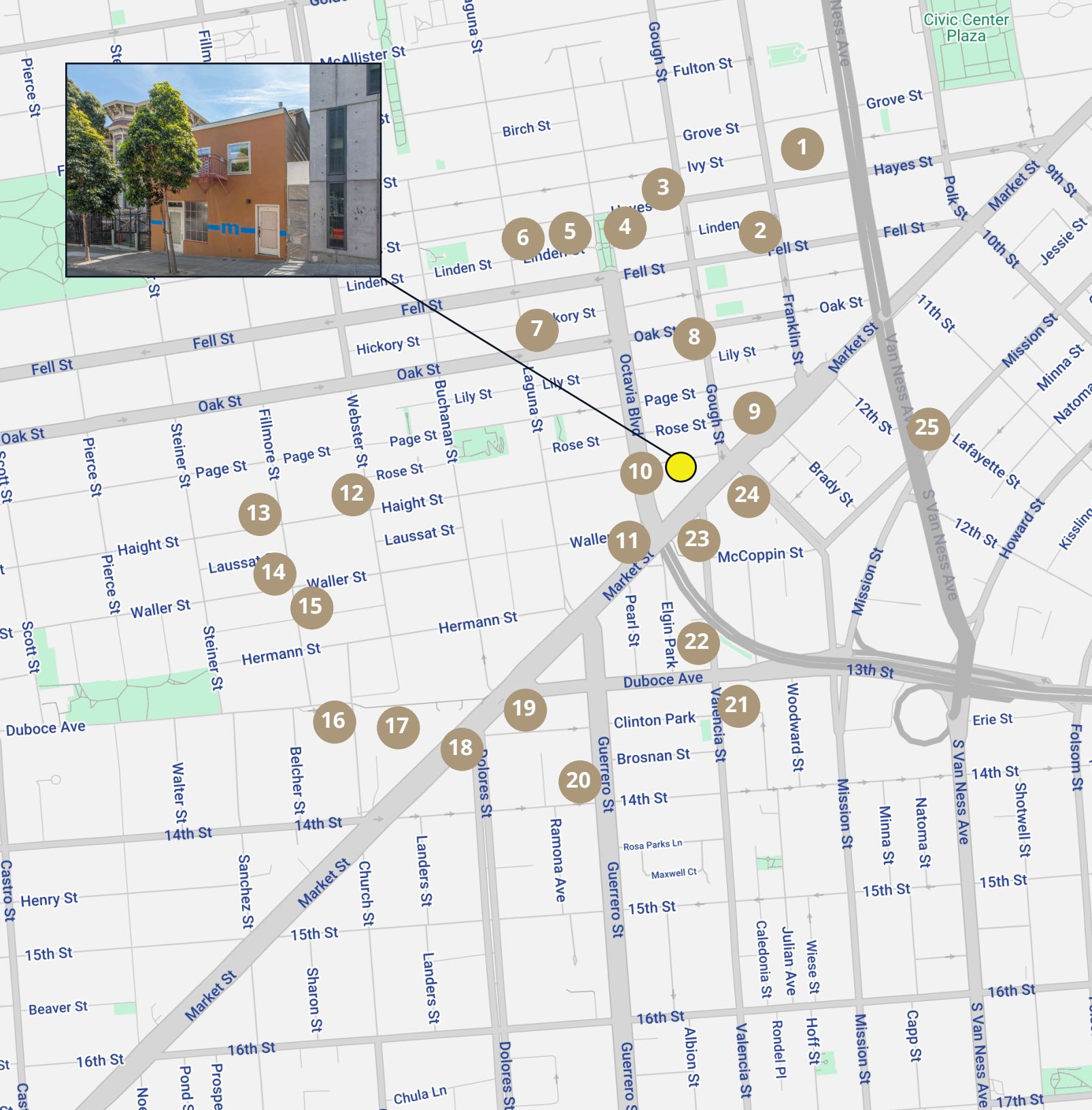
Bike Score **87**

Commute Times

Financial District **15m** by car

South San Francisco **20m** by car

Silicon Valley **45m** by car



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