

\$3,750,000 - 1586 Folsom Street, San Francisco

MLS® #425020288

\$3,750,000

6 Bedroom, 0.00 Bathroom, 9,300 sqft

Residential Income on 0.08 Acres

South of Market, San Francisco, CA

For the first time in over half a century, this historic mixed-use property is available for sale. Located at the high-visibility corner of 12th and Folsom Streets in San Francisco's resurgent South of Market neighborhood, this unique opportunity offers both commercial and residential components. The ground floor features a fully built-out bar and restaurant, boasting over 3,300 sq. ft. of space and 118 feet of frontage along both Folsom and 12th Streets. This high-exposure corner location includes expansive windows, prominent identity signage, two full bars, two dining rooms, a Type 2 hood, prep kitchen, office space, and large walk-in coolers. There are two years remaining on the current lease, with no renewal option. The tenant currently holds a Type 47 liquor license. (Please note: the bar and restaurant business is not included in the sale of the building.) The residential component consists of 10 apartment units, including six one-bedroom units and four studio units. Most units have been renovated with updated kitchens and bathrooms. Expenses are low, and there are banked rent increases available. The property has undergone a seismic retrofit and a fire alarm system upgrade.

Built in 1916

Essential Information

MLS® #

425020288



Price	\$3,750,000
Bedrooms	6
Bathrooms	0.00
Square Footage	9,300
Acres	0.08
Year Built	1916
Type	Residential Income
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1586 Folsom Street
Area	SF District 9
Subdivision	South of Market
City	San Francisco
County	San Francisco
State	CA
Zip Code	94103

Interior

# of Stories	3
Stories	Three Or More

Exterior

Lot Description	Corner Lot
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Additional Information

Date Listed	March 14th, 2025
Zoning	WMUG

Listing Details

Listing Agent	Matthew C Sheridan
Listing Office	Maven Commercial, Inc.

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