

\$3,590,000 - 64 6th Street, San Francisco

MLS® #425029298

\$3,590,000

0 Bedroom, 0.00 Bathroom, 8,712 sqft

Commercial Sale on 0.06 Acres

South of Market, San Francisco, CA

Opportunity Knocks! Distinctive 34-unit with full basement, building with pride of ownership and great tenant profile. This mixed-use South of Market property combines opportunity + upside. Seller Rate Buy Down Available. Two Commercial Units. An attractive option for investors looking for a balanced steady income producing asset. 32 Residential Dorm-Style Single Room Occupancy (SRO) Units. Most rooms upgraded w/tons of opportunity for additional upgrades. Three floors of units - each floor is complete with shared bathroom and showers. 2 commercial units: Commercial Unit (#66) Leased \$200k in Upgrades. Commercial Unit (#68) Leased to corner grocery store business, \$400k in Upgrades including ADA Compliant Bathroom. Full Basement (Vacant) with usage TBD. Excellent standard of building maintenance. Also well managed. Great addition to any property portfolio. A true must-see. Don't miss this opportunity! CAP Rate NOW 4.72% and GRM NOW 14.20 ; Pro Forma CAP Rate 8.51 and GRM 9.27 Dynamic SoMa Location on 6th! Corner building near downtown. Shopping, BART, MUNI, Cafes, Restaurants, Night Spots, Social Services all here. Immersed in many NEW buildings and neighborhood features. Opportunity to create a trophy building.

Built in 1910

Essential Information



MLS® #	425029298
Price	\$3,590,000
Bathrooms	0.00
Square Footage	8,712
Acres	0.06
Year Built	1910
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	64 6th Street
Area	SF District 9
Subdivision	South of Market
City	San Francisco
County	San Francisco
State	CA
Zip Code	94103

Amenities

Features	Basement, Extra Storage, Other Restroom Facilities
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Interior

Stories	Basement, Other
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Exterior

Lot Description	City Lot, Neighborhood, Near Public Transit, Restaurant Nearby, Shopping Nearby
Windows	Display Window(s)

Additional Information

Date Listed	April 11th, 2025
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Listing Details

Listing Agent	Malin P Kansal
Listing Office	Golden Gate Sotheby's International Realty

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