# \$2,500,000 - 620 Ofarrell Street, San Francisco

MLS® #425042315

# \$2,500,000

0 Bedroom, 0.00 Bathroom, 4,240 sqft Commercial Sale on 0.04 Acres

Downtown, San Francisco, CA

Located less than a mile from San Francisco's Union Square, the Blue Hotel presents a rare opportunity to acquire a mixed-use building in the heart of the city. The ground floor is anchored by the established Louder Restaurant, providing steady commercial income, while the upper floors consist of 13 SRO units. Residents benefit from access to a common kitchen along with private and shared restrooms. Seven of the rooms hold city-designated tourist licenses and are rented on a nightly basis, historically generating strong short rental income in one of the country's top travel destinations. The remaining six rooms are suited for longer-term tenants, with four to be delivered vacant allowing a new owner the flexibility to select tenants and stabilize rents. Offered at a 8.31% CAP rate and 9.02 GRM, the property provides immediate income with significant upside potential through leaseup and operational optimization.

Built in 1909

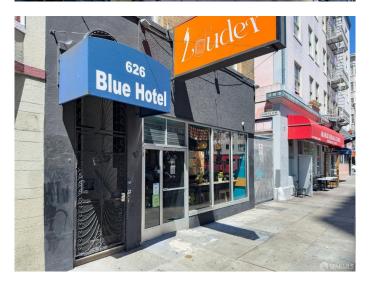
## **Essential Information**

MLS® # 425042315 Price \$2,500,000

Bathrooms 0.00
Square Footage 4,240
Acres 0.04
Year Built 1909







Type Commercial Sale

Sub-Type Mixed Use

Status Active

# **Community Information**

Address 620 Ofarrell Street

Area SF District 8
Subdivision Downtown

City San Francisco
County San Francisco

State CA Zip Code 94109

#### **Amenities**

Utilities Primary Gas Meter, Primary Water Meter

Features Basement, Kitchen Facilities, Living Area in Building

#### Interior

Appliances Washer/Dryer

Stories Basement, Multi/Split

#### **Exterior**

Lot Description Mid Block

## **Additional Information**

Date Listed May 23rd, 2025

# **Listing Details**

Listing Agent Theodore Wong

Listing Office Compass Commercial

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