

\$2,488,000 - 449 9th Street, San Francisco

MLS® #425055414

\$2,488,000

10 Bedroom, 0.00 Bathroom, 4,765 sqft

Residential Income on 0.06 Acres

South of Market, San Francisco, CA

449-451 9th Street is a mixed-use, 11-unit building centrally located in the heart of San Francisco's vibrant SOMA neighborhood. Constructed in 1914 and encompassing approximately 4,765 square feet, the property features a blend of ten (10) - 1 bedroom / 1 bath apartment units and one (1) ground-floor commercial space. Units are thoughtfully designed with wood flooring, modern kitchenettes featuring quartz countertops and gas stoves, updated bathrooms, and ample natural light. Each residential unit benefits from dedicated storage space and access to a recently renovated backyard. Situated on a 2,500-square-foot parcel zoned SCI, the building offers separately metered gas and electricity, a local hardwired fire system, and updated water heaters. The property is fully compliant with San Francisco's Fire Alarm Sleeping Room Ordinance and includes both front and rear fire escapes. While the property is not on the soft-story retrofit list, it presents an ideal candidate for long-term capital improvements. This asset represents a strong value-add investment opportunity with approximately 36% rental upside. Current rents are notably below market, and the building offers a 6.30% cap rate with a projected pro forma cap rate of 9.05% and an impressive 11.89% cash-on-cash return.

Built in 1914

Essential Information



MLS® #	425055414
Price	\$2,488,000
Bedrooms	10
Bathrooms	0.00
Square Footage	4,765
Acres	0.06
Year Built	1914
Type	Residential Income
Sub-Type	Mixed Use
Status	Active

Community Information

Address	449 9th Street
Area	SF District 9
Subdivision	South of Market
City	San Francisco
County	San Francisco
State	CA
Zip Code	94103

Interior

Appliances	Free-Standing Gas Oven
Stories	Two

Exterior

Lot Description	Sidewalk
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Additional Information

Date Listed	July 7th, 2025
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Listing Details

Listing Agent	Brad Lagomarsino
Listing Office	Colliers International

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