

\$1,450,000 - 4525-4529 Irving Street, San Francisco

MLS® #425062488

\$1,450,000

3 Bedroom, 3.00 Bathroom, 1,866 sqft

Residential Income on 0.06 Acres

Outer Sunset, San Francisco, CA

Amazing Price Reduction! Delivered fully vacant, easily earn over \$9K a month - unheard of at this price point. Close to everything, this three-unit building has one of the hottest locations the Outer Sunset is known for and has to offer. Just on this block there is a coffee & book shop, amazing fish tacos, a surf shop, and a popular yoga studio. Tenants abound as just within a few blocks are several neighborhood attractions like Golden Gate Park, Blue Boat Park, The Great Highway and Ocean Beach. With a little tlc this will make an excellent income opportunity or you can occupy and lease the other units to offset. Top floor unit has new appliances and an updated bath with a flexible 1 or 2 Bedroom layout and south facing deck. The lower floor front unit is a spacious one-bedroom unit with a tile floor, high ceilings and new appliances. The garden unit is a large, updated, one-bedroom with a sunset-chic kitchen, laundry room, living room, dining room and patio deck overlooking the magical southern facing outdoor space and garden. Top and garden units have access to the back yard. Great place to relax, enjoy, garden or plan your next adventure. 1031 investors should not overlook this remarkable investment opportunity.

Built in 1907

Essential Information



MLS® #	425062488
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,866
Acres	0.06
Year Built	1907
Type	Residential Income
Sub-Type	Triplex
Status	Active Under Contract

Community Information

Address	4525-4529 Irving Street
Area	SF District 2
Subdivision	Outer Sunset
City	San Francisco
County	San Francisco
State	CA
Zip Code	94122

Exterior

Lot Description	Garden
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Additional Information

Date Listed	August 1st, 2025
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Listing Details

Listing Agent	Matt Ciganek
Listing Office	Vanguard Properties

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