\$3,275,000 - 1-15 Russia Avenue, San Francisco

MLS® #425062923

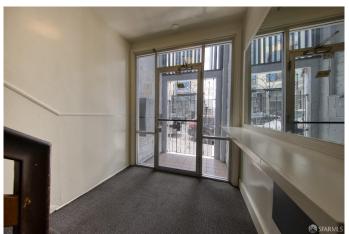
\$3,275,000

8 Bedroom, 0.00 Bathroom, 11,189 sqft Residential Income on 0.10 Acres

Excelsior, San Francisco, CA

1-15 Russia Avenue is a well-maintained, 14-unit mixed-use building located in San Francisco's dynamic Excelsior District, a neighborhood known for its authentic charm, cultural diversity, and long-term rental demand. Constructed in 1900 and encompassing approximately 11,189 square feet, the property consists of eight (8) one-bedroom units, four (4) studios, and two (2) street-front commercial spaces. residential units feature a mix of original and updated finishes, including wood flooring, gas stoves, built-in cabinetry, and abundant natural light. Several units have been renovated with refreshed kitchenettes and updated bathrooms. The building benefits from recent capital improvements to major systems, including a new roof and completed soft-story retrofit, making it a well-positioned, low-maintenance asset for long-term hold or value-add investment. The property sits on a 4,175-square-foot lot zoned NC-3 and has undergone key capital upgrades, including a new modified bitumen roof (2023-2024) and completed soft-story retrofit work. Additional infrastructure includes separately metered gas and electricity, updated hot water systems, and a Fire Alarm Sleeping Room-compliant security system.





Built in 1900

Essential Information

MLS® # 425062923 Price \$3,275,000

Bedrooms 8

Bathrooms 0.00

Square Footage 11,189

Acres 0.10

Year Built 1900

Type Residential Income

Sub-Type Mixed Use

Status Active

Community Information

Address 1-15 Russia Avenue

Area SF District 10

Subdivision Excelsior

City San Francisco
County San Francisco

State CA Zip Code 94112

Interior

Appliances Free-Standing Gas Range, Free-Standing Refrigerator, Gas Cooktop,

Microwave

Heating Gas

Exterior

Lot Description Sidewalk Foundation Concrete

Additional Information

Date Listed August 4th, 2025

Listing Details

Listing Agent Dustin Dolby

Listing Office Colliers International

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