

\$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. The 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
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Listing Details

Listing Agent	Dustin Dolby
Listing Office	Colliers International

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