

\$1,295,000 - 428 15th Avenue, San Francisco

MLS® #425065300

\$1,295,000

0 Bedroom, 0.00 Bathroom,
Land on 0.06 Acres

Central Richmond, San Francisco, CA

Turn-Key Development Opportunity Fully Entitled, with Plans & Permits Shovel-Ready Premium Location. TWO 2-level Grand house-like Condos + ADU. Skip the entitlement risk and construction delays this approved development delivers immediate execution with compelling returns. With comparable sales exceeding \$1,100 PSF and 5,933 SF of approved luxury condominiums, you're looking at fast revenue potential. The Numbers Work: Upper Penthouse: 2,598 SF | 3BR/3.5BA + flex office/4th bedroom Lower Residence: 2,186 SF | 3BR/3BA Bonus ADU: 257 SF flexibility (separate unit or luxury addition) Ready to Build: Demo permit in hand, full construction permits approved. Premium Features Include: Private elevator serving all floors including rooftop access. Marin Headlands views from rooftop deck. Direct garage access with dedicated parking. Flexible ADU maximizes revenue or luxury appeal. Why This Deal Works:

- Zero entitlement risk all approvals secured
- Attractive to both Luxury Condo Buyers, and alternative to Single Family Home
- Premium location
- Start construction immediately

 Bottom Line: While others navigate the approval maze, you're already building. This is a rare opportunity to execute immediately in a proven high value market. Don't wait!



Essential Information

MLS® #	425065300
Price	\$1,295,000
Bathrooms	0.00
Acres	0.06
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	428 15th Avenue
Area	SF District 1
Subdivision	Central Richmond
City	San Francisco
County	San Francisco
State	CA
Zip Code	94117

Amenities

Utilities	Electricity Available, Cable Available, Natural Gas Available, Public, Water Available
Parking Spaces	2
View	City Lights, Ridge

Exterior

Lot Description	Shape Regular
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Additional Information

Date Listed	August 13th, 2025
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Listing Details

Listing Agent	Lisa Zahner
Listing Office	City Real Estate

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