

\$4,988,000 - 172-174 18th Avenue, San Francisco

MLS® #425068635

\$4,988,000

7 Bedroom, 7.00 Bathroom, 4,537 sqft

Residential Income on 0.07 Acres

Lake Street, San Francisco, CA

Vacant and Ready. We are accepting back up offers. Fully remodeled in 2022. 2 Unit Building a half a block to Lake St. Why buy a house when you can buy and live in a 2 unit building and use as a family compound. This 2 unit luxury building allows many rooms and spaces for in-laws, nannies, home offices and guest rooms. Great family neighborhood. Great schools in the Richmond Neighborhood. Fantastic neighborhood for walking and biking. 12 minute drive to Ocean Beach. Sea Cliff and Presidio Golf Course is 8 minutes via driving. This is a high income producing property. 174 is a 2 level unit that has been rented for \$12,400.00 per month including the backyard and garage. The top unit with roof top deck has been rented for \$10k a month. 172 18th Top Unit is 1740 sq ft and 174 18th two level unit is 2542. Total sq ft including common areas and roof top 4,537 sq ft. Text Eduardo Campos at 415.606.5043 for a private showing. Many photos like the pool are virtually staged.

<https://www.youtube.com/watch?v=d9ki30vKO80>

<https://youtu.be/RlwtAz9RFp8?feature=shared>

<https://app.disclosures.io/link/172174-18th-Ave-bkxoud5z> Thank you.

Built in 1977

Essential Information



MLS® #	425068635
Price	\$4,988,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Square Footage	4,537
Acres	0.07
Year Built	1977
Type	Residential Income
Sub-Type	Duplex
Style	Contemporary, Modern/High Tech
Status	Active Under Contract

Community Information

Address	172-174 18th Avenue
Area	SF District 1
Subdivision	Lake Street
City	San Francisco
County	San Francisco
State	CA
Zip Code	94121

Amenities

Utilities	Cable Connected, Electricity Available, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Attached, Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Side By Side
# of Garages	2
View	City, Mountain(s), Park/Greenbelt, San Francisco

Interior

Interior Features	Wet Bar
Appliances	Dishwasher, Disposal, Free-Standing Freezer, Free-Standing Gas Oven, Free-Standing Gas Range, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Tankless Water Heater, Wine Refrigerator
Heating	Central, Radiant
Cooling	None

# of Stories	3
Stories	Three Or More
Basement	None

Exterior

Lot Description	None
Windows	Double Pane Windows
Roof	Flat
Construction	Concrete, Glass, Plaster, Stone, Stucco, Wall Insulation, Wood
Foundation	Concrete

School Information

District	SF School District
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Additional Information

Date Listed	August 23rd, 2025
Zoning	RH-2

Listing Details

Listing Agent	Mark Venegas
Listing Office	Pinnacle Realty Advisors

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