

\$1,350,000 - 113 Warren Drive, San Francisco

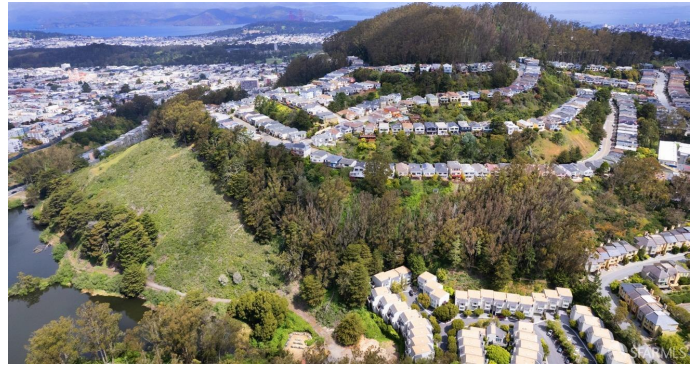
MLS® #425068806

\$1,350,000

0 Bedroom, 0.00 Bathroom,
Land on 1.72 Acres

Forest Knolls, San Francisco, CA

Perfect opportunity for serious, experienced developer/buyer who wants low investment opportunity with large upside in return for procuring easement access through Water Department land. Opportunity to develop 1.7 acres of hillside land w/ expansive views, previously approved for 78 Single family residences with an approved conditional use authorization (1972) and Environmental Impact Report. Attractive price is reflective of parcel being located adjacent to PUC (SF Water Dept) land and other residential developments requiring an easement through the existing gated pathway or adjacent HOAs. No utilities currently connected or any physical improvements made to date, however, residential developments (apartments and single family residences) are adjacent to parcel both utilizing public utilities. Seller was the holder of the note from original buyer and is selling the property as-is. Non-finance conditioned offers only. Property was previously appraised for \$9 million +/- with an assumption that easement and-or/access was in place.



Essential Information

MLS® #	425068806
Price	\$1,350,000
Bathrooms	0.00
Acres	1.72

Type	Land
Sub-Type	Residential Acreage
Status	Active

Community Information

Address	113 Warren Drive
Area	SF District 4
Subdivision	Forest Knolls
City	San Francisco
County	San Francisco
State	CA
Zip Code	94131

Amenities

Utilities	Electricity Available, See Remarks
View	Hills

Exterior

Lot Description	Many Trees
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Additional Information

Date Listed	August 27th, 2025
Zoning	RH1

Listing Details

Listing Agent	Robert S Levy
Listing Office	Compass

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