

\$2,800,000 - 1964-1966 Union Street, San Francisco

MLS® #425071871

\$2,800,000

3 Bedroom, 1.00 Bathroom, 3,716 sqft

Residential Income on 0.09 Acres

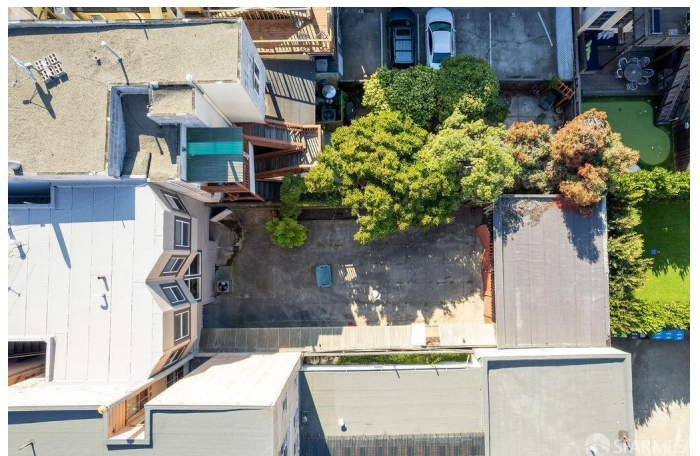
Cow Hollow, San Francisco, CA

Positioned in the heart of San Francisco's prestigious Cow Hollow neighborhood, 1964 Union Street is a prime multi-family investment with both immediate income strength and compelling long-term upside. The property features well-maintained, recently updated residential units, many with modern finishes. While the building is turnkey from an operational standpoint, there remains significant upside in rents, offering investors the ability to capture stronger cash flow as leases roll. Beyond the stabilized income stream, 1964 Union Street includes a large, flat, vacant rear yard that presents an exceptional development opportunity. Whether for additional units, an ADU expansion, or enhanced common-area amenities, this underutilized space offers investors a pathway to unlock further value in one of the city's most supply-constrained neighborhoods.

Built in 1924

Essential Information

MLS® #	425071871
Price	\$2,800,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	3,716
Acres	0.09
Year Built	1924



Type	Residential Income
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1964-1966 Union Street
Area	SF District 7
Subdivision	Cow Hollow
City	San Francisco
County	San Francisco
State	CA
Zip Code	94123

Interior

Stories	Two
Has Basement	Yes
Basement	Storage Space

Exterior

Lot Description	Private, Shape Regular
Roof	Flat

Additional Information

Date Listed	September 8th, 2025
Zoning	NDC

Listing Details

Listing Agent	Mark E Bonn
Listing Office	Compass Commercial

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