

\$4,950,000 - 2232 Bush Street, San Francisco

MLS® #425073638

\$4,950,000

3 Bedroom, 4.00 Bathroom, 6,374 sqft

Residential on 0.07 Acres

Lower Pacific Height, San Francisco, CA

Ultra-Urban Chic|Iconic SoHo-Style Loft steps from Fillmore St Shops/dining. Income producing property providing immense value!! Top Level at the 107 Wilmot entrance discover a rare architectural gem at the intersection of style, space, & location. Four blocks south of Alta Plaza & steps from the Fillmore Street shopping district, this light filled spacious 2-story loft is the ultimate live-work haven in San Francisco. 107 Wilmot/2232 Bush Street is 2 unit property with the residence above and restaurant below. It is a bold expression of creativity and versatility. Dramatic double-height ceilings across two full street-to-street levels, plus a sun-drenched third-floor pentroom that opens onto a spacious south-facing roof deck, this SoHo-style loft invites big ideas and even bigger living. Whether you're a visionary artist, a tech founder building the next unicorn, or a design-forward entertainer, this space adapts to your ambitions. Think: gallery-scale walls, open floor plans for dynamic work or social flow, + volume that inspires. Located below, on bustling Bush Street, is Mattina Restaurant & Cafe a celebrated Cal-Italian destination from James Beard Award-nominated chef Matthew Accarrino bringing exceptional cuisine to your doorstep in one of the best neighborhood.

Built in 1919

Essential Information



MLS® #	425073638
Price	\$4,950,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	6,374
Acres	0.07
Year Built	1919
Type	Residential
Sub-Type	Single Family Residence
Style	Modern/High Tech
Status	Active

Community Information

Address	2232 Bush Street
Area	SF District 6
Subdivision	Lower Pacific Height
City	San Francisco
County	San Francisco
State	CA
Zip Code	94115

Amenities

Parking Spaces	1
Parking	Enclosed, Independent, On Site (Single Family Only)
# of Garages	1

Interior

Interior Features	Cathedral Ceiling(s)
Appliances	Dishwasher, Disposal, Free-Standing Electric Oven, Free-Standing Gas Oven, Free-Standing Gas Range, Gas Cooktop, Range Hood, Plumbed For Ice Maker, Self Cleaning Oven, Tankless Water Heater, Wine Refrigerator, Dryer, Washer
Heating	Zoned, Radiant Floor

Exterior

Lot Description	Low Maintenance
Windows	Skylight(s)

Roof	Flat
Construction	Concrete
Foundation	Concrete

Additional Information

Date Listed	September 13th, 2025
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Listing Details

Listing Agent	Trecia Knapp
Listing Office	City Real Estate

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