

\$4,700,000 - 295 Buchanan Street, San Francisco

MLS® #425075265

\$4,700,000

12 Bedroom, 1.00 Bathroom, 7,544 sqft

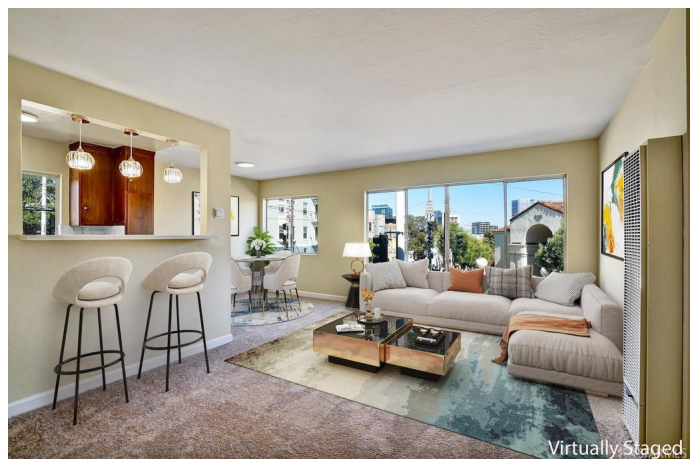
Residential Income on 0.14 Acres

Hayes Valley, San Francisco, CA

Welcome to 295 Buchanan Street, a maintained 12-unit, 12 parking multifamily property in the heart of Hayes Valley. The building offers twelve almost identical, spacious one-bedroom apartments have sensible floor plans and reliable rents. Built in 1962, the simple stucco mid century + building presents well to the modern day trend and is easy to maintain. This well-performing asset provides both immediate income and long-term growth potential, including a potential ADU development opportunities: 5 large garages and 7 covered parking spaces, large storage room connected and an additional room at entry level with bathroom. With eight tenant-occupied units delivering stable cash flow and four remodeled, vacant units ready to lease at market rents (According to Zumper, Oct 2025, Hayes Valley rents are comping at \$3682 for 1 bedroom units and \$6.80 per square foot) and investors can benefit right away. Set in one of San Francisco's most dynamic districts, Hayes Valley is known for its vibrant mix of shops, cafes, art galleries, and green spaces. Just a block from Haight Street's nightlife and eclectic local businesses, 295 Buchanan combines prime location with neighborhood appeal, making it an exceptional investment opportunity in a thriving community.

Built in 1962

Essential Information



MLS® #	425075265
Price	\$4,700,000
Bedrooms	12
Bathrooms	1.00
Full Baths	1
Square Footage	7,544
Acres	0.14
Year Built	1962
Type	Residential Income
Sub-Type	Multi Family
Style	Mid-Century
Status	Active

Community Information

Address	295 Buchanan Street
Area	SF District 6
Subdivision	Hayes Valley
City	San Francisco
County	San Francisco
State	CA
Zip Code	94102

Amenities

Utilities	City, Electricity Available, Sewer Connected
Parking Spaces	12
Parking	Inside Entrance, Off Street, Open
# of Garages	5
View	City Lights

Interior

# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Finished, Storage Space

Exterior

Lot Description	Corner Lot
Roof	Flat
Construction	Stucco, Wood

School Information

District San Francisco

Additional Information

Date Listed September 19th, 2025

Listing Details

Listing Agent Deborah A Odier

Listing Office Coldwell Banker Realty

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