

\$4,225,000 - 745 Fillmore Street, San Francisco

MLS® #425079178

\$4,225,000

7 Bedroom, 0.00 Bathroom, 13,140 sqft

Residential Income on 0.16 Acres

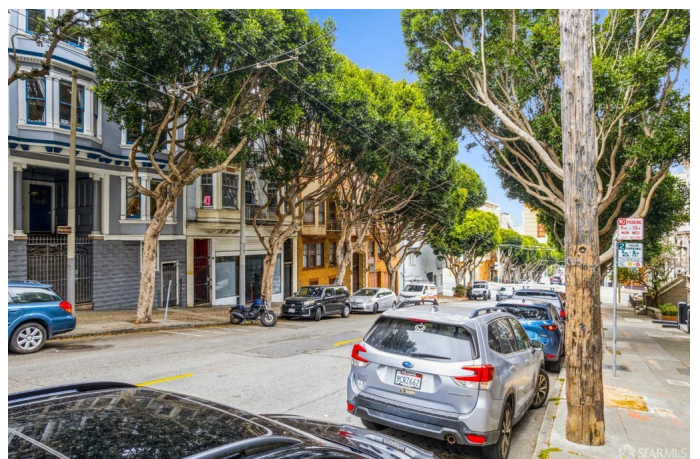
Alamo Square, San Francisco, CA

745 Fillmore Street presents a rare opportunity to acquire a classic Marina Style multifamily asset in the highly desirable Alamo Square neighborhood. Under the same ownership since 1979, this 17-unit building offers immediate upside through lease-up, renovation, and potential unit conversion. With four units delivered vacant and strong rental demand in the area, investors can capitalize on both short-term gains and long-term appreciation. Alamo Square is one of San Francisco's most iconic neighborhoods, known for its historic architecture, walkability, and proximity to cultural and commercial hubs. The property is surrounded by boutique retail, cafes, and major employment centers, making it a top choice for renters seeking charm and convenience.

Built in 1927

Essential Information

MLS® #	425079178
Price	\$4,225,000
Bedrooms	7
Bathrooms	0.00
Square Footage	13,140
Acres	0.16
Year Built	1927
Type	Residential Income
Sub-Type	Multi Family



Status Active Under Contract

Community Information

Address 745 Fillmore Street
Area SF District 6
Subdivision Alamo Square
City San Francisco
County San Francisco
State CA
Zip Code 94117

Amenities

Parking Spaces 11
Parking Garage
View City

Interior

Appliances Free-Standing Gas Oven, Free-Standing Refrigerator, Washer/Dryer
Leased
Heating Steam
of Stories 3

Exterior

Lot Description Shape Regular
Roof Asphalt
Construction Brick, Wood
Foundation Concrete

Additional Information

Date Listed September 17th, 2025

Listing Details

Listing Agent Steven Caravelli
Listing Office Coldwell Banker Commercial Realty

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