

\$1,795,000 - 870-872 38th Avenue, San Francisco

MLS® #425082099

\$1,795,000

7 Bedroom, 5.00 Bathroom, 3,272 sqft

Residential Income on 0.07 Acres

Outer Richmond, San Francisco, CA

870-872 38th Avenue, a well-maintained duplex in San Francisco's desirable Outer Richmond district. Built in 1986, and exempt from SF Rent Control, this property offers over 3,270 square feet of living space across two spacious full-floor flats, each offering three bedrooms and two bathrooms - plus an additional one bedroom one bath bonus-unit, and a two-car garage. Current rents generate over \$118,000 in gross annual income with significant upsideprojected market rents, and additional income from on-site laundry. Situated on a full-size 3,000 square foot lot with a large back yard, this investment offers a rare blend of spacious layouts, modern amenities, and strong rental demand. With a competitive price per unit and attractive long-term upside, 870-872 38th Avenue is a compelling opportunity for investors looking for stable cashflow or an owner-occupier looking for a multi-unit property.

Built in 1986

Essential Information

MLS® #	425082099
Price	\$1,795,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	3,272
Acres	0.07



Year Built	1986
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	870-872 38th Avenue
Area	SF District 1
Subdivision	Outer Richmond
City	San Francisco
County	San Francisco
State	CA
Zip Code	94121

Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2

Interior

Has Basement	Yes
Basement	Apartment

Exterior

Lot Description	Garden, Shape Regular
Roof	Asphalt
Construction	Stucco, Wood
Foundation	Concrete

Additional Information

Date Listed	October 17th, 2025
-------------	--------------------

Listing Details

Listing Agent	Cris Lamas
Listing Office	Urban Capital SF

© Copyright 2025 of the SFAR MLS. Listings on this page identified as belonging to another listing firm are based upon data obtained from the SFAR MLS, which data is copyrighted by the San Francisco Association of REALTORS®, but is not warranted. Information being provided is for consumers' personal, noncommercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.