



Laurel Properties

3543 Sacramento Street San Francisco, CA 94118

Office: 415.922.2178 Fax: 415.922.1327

www.laurelproperties-sf.com

For Sale \$1,400,000

1222 35th Avenue, San Francisco, CA 94122



**Easy to show with advance notice*

Two Flats + Rear Cottage*

APN: 1716-042

Building Size: 1,850 sq. ft.

Lot Size: 3,000 sq. ft.

Zoning: RH-2

District: Central

Sunset

BUILDING DESCRIPTION:

- Duplex constructed in 1945
- Two 2-bedroom/ 1 bathroom flats, One studio cottage in the rear (*cottage unwarranted)
- All units currently tenant-occupied
- Washer & dryer in garage
- Hardwood floors/carpeted floors
- Yard between main structure and cottage
- Central heating (gas)
- 2 car garage and ample storage space
- Escrow is open with First American Title, Escrow #3807-5561518, Heather Shiffer, t: (415) 563-2206 f: (866) 407-2086 e: hshiffer@firstam.com

Presented By:

Pete Medina

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License #: 01255683

Showing & Offer Schedule:

By appointment only. Call Agent.

Offers reviewed as they come
Disclosures available 11/1/2017 at:

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SALES ♦ PROPERTY MANAGEMENT ♦ RENTALS

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INCOME:

1222 35th Ave - \$1700.00

Move-In: 3/2010

1224 35th Ave - \$1750.00

Move-In: 1/2011

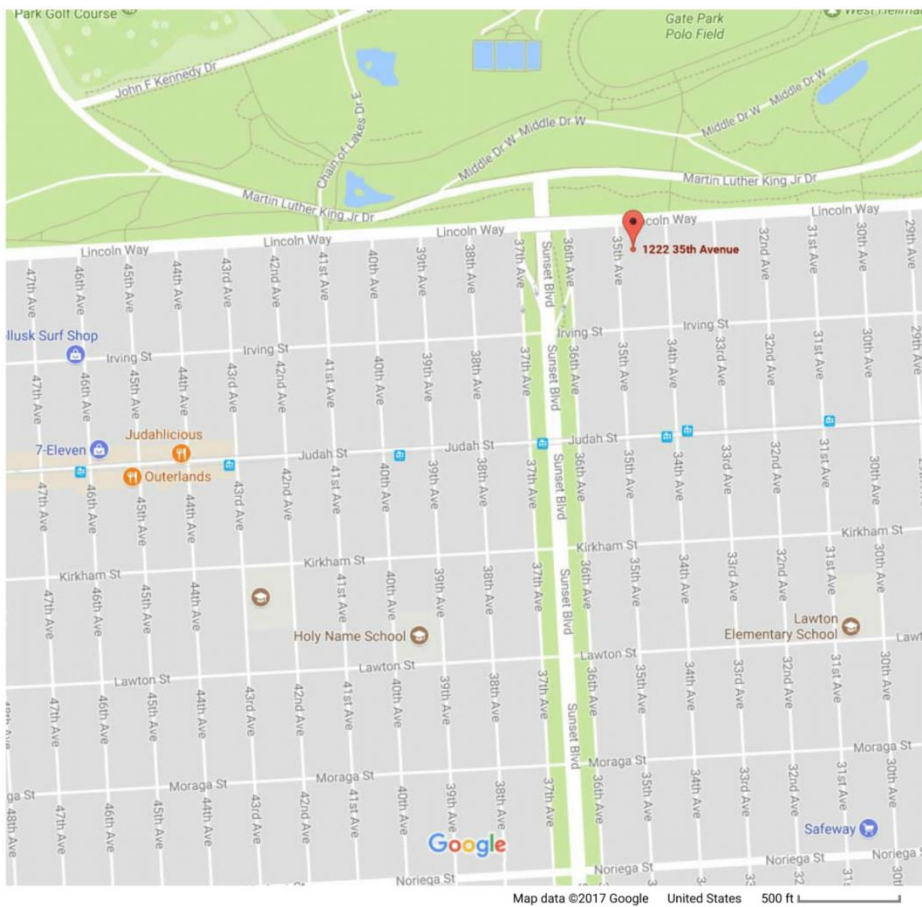
*Cottage - \$1000.00

Move-In: 2009

(*unwarranted)

AREA MAP:

Google Maps 1222 35th Ave



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