

MULTIFAMILY INVESTMENT OFFERING

483–497 22nd Avenue

San Francisco, CA 94121 • Outer Richmond / Central Richmond

Asking Price: \$3,688,888



KEY FACTS AT A GLANCE

9 Units	11 Parking Spaces	8 Garages
1922 Year Built	\$258,475 Projected Gross	4.12% Projected Cap

UNIT MIX

- 3 × 2-Bed / 1-Bath (incl. ADU)
- 5 × 1-Bed / 1-Bath
- 1 × 1-Bed / 1.5-Bath

Formal living + dining (dining can serve as optional extra bedroom)

PARKING

- 3 tandem 2-car garages
- 5 single 1-car garages
- 11 total parking spaces
- 8 independent garage doors

INCOME

- Owner unit delivered vacant
- Vacant: \$5,500/mo w/ parking
- Projected gross: \$258,475/yr
- Price per unit: \$409,876

PROPERTY

- Building: ~8,664 SF
- Lot: ~5,750 SF
- Zoning: RM-1
- Soft-story: complete



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483–497 22nd Avenue

PROPERTY DESCRIPTION

This beautiful 1920s apartment building is located in the Central Richmond neighborhood of San Francisco. The property consists of two buildings on one lot: 483–489 22nd Avenue is a five-unit building, and 491–497 22nd Avenue is a four-unit building, for a total of nine residential units (eight apartments plus one ADU).

The units are large and well laid out with ample storage and light. All non-ADU units feature a formal living room and formal dining room, each with independent access from a common hall — the dining room can serve as an optional additional bedroom while retaining a formal living room. All units have separate entrances.

Siding has been fully replaced, with new windows on the west and north elevations. Eight independent garages provide 11 parking spaces (three tandem 2-car and five single 1-car). Soft-story seismic retrofit design and construction are complete. One unit is the owner's unit and will be delivered vacant. A central courtyard entrance creates a sense of arrival and privacy on this quiet residential corner at 22nd & Anza.

PROPERTY PHOTOS

