

# CLASSIC TELEGRAPH HILL 3-UNIT BUILDING

VACANT OWNER'S UNIT WITH BAY VIEWS

SCHUMACHER PROPERTIES TEAM  
Wise Investing, Inspired Living

Sotheby's  
INTERNATIONAL REALTY



## 220-222 FRANCISCO STREET | SAN FRANCISCO, CA

OFFERED FOR \$2,698,000

[www.220-222Francisco.com](http://www.220-222Francisco.com)

220-222 Francisco is a classic three-unit building that has been in the same family for several decades. The location enjoys a Walkscore of 91 thanks to its proximity to the waterfront, Embarcadero piers and the vibrant North Beach attractions and restaurants. Groceries nearby on Bay Street include Safeway and Trader Joe's. 220-222 Francisco benefits from being on a quiet block close to where Francisco reaches the steps down to the waterfront.

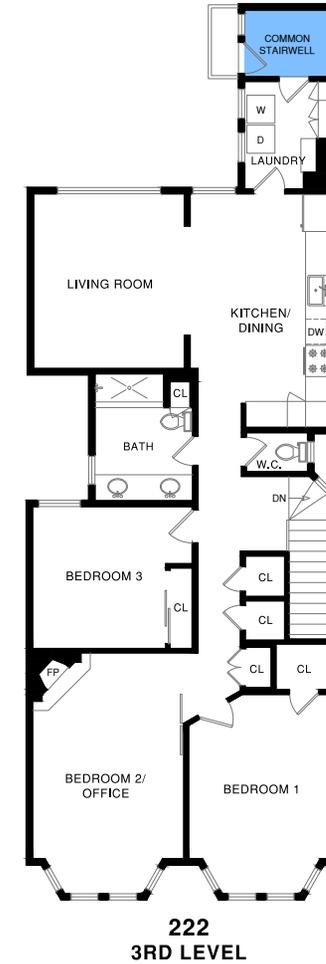
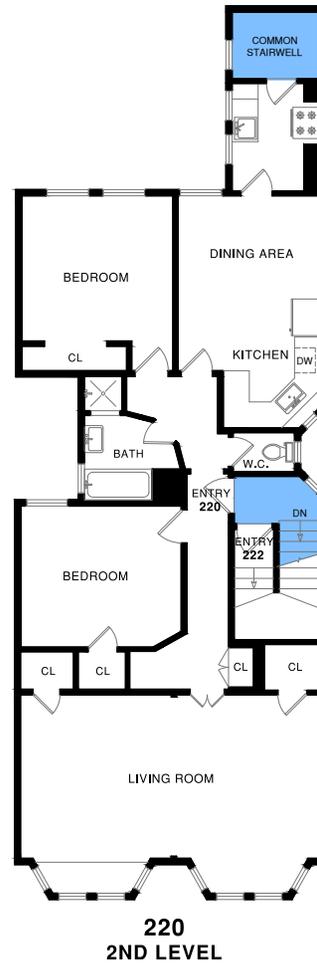
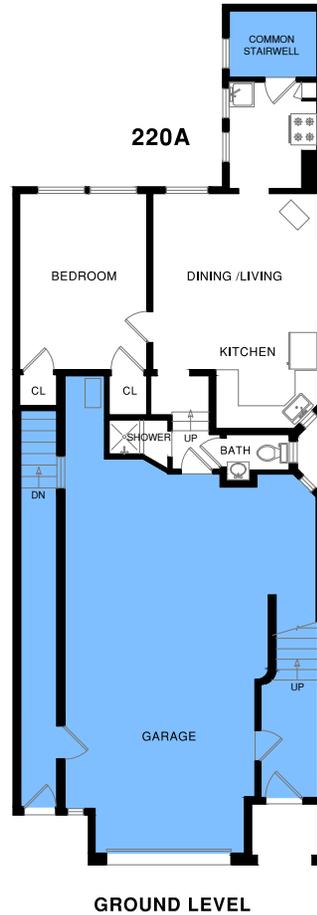
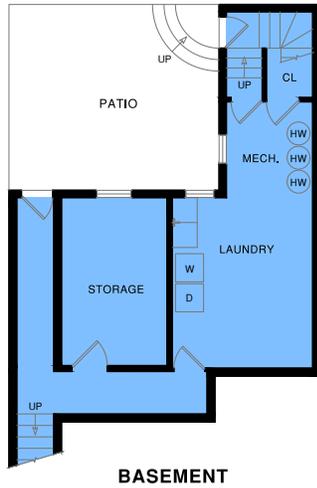
#222 is an ideal owners' unit with superb light and north views of the bay, Alcatraz, Angel Island and Golden Gate Bridge from the open kitchen/dining and living room. There are hardwood floors throughout. The eat-in kitchen was upgraded in 2011 and offers white cabinetry with grey quartz counters. The bath was partially updated in 2017. Three bedrooms complete the owner's unit, one of which includes a fireplace. Finishes respect the 1940 vintage of the building. A back staircase leads up to the flat roof that has superb views that encompass the full span of the Golden Gate Bridge, the bay, Marin headlands, Alcatraz, Angel Island, Telegraph Hill, the top of Coit Tower and the Bay Bridge.

The tenant-occupied two lower units are nicely maintained with vintage finishes.



- ▶ #222 Updated upper flat with bay views from main rooms, 3BR, 1.25BA, garage for 1 large vehicle, W/D in unit, approximately 1485 sf\*, **will be delivered vacant at COE**. Market rent estimated to be \$5600/mo.
- ▶ #220 Middle flat with 2BR, 1BA, glimpse of the bay, south-facing full-width living-dining room, approximately 1310 sf\*. Month-to month tenant pays \$3874/mo.
- ▶ #220A Ground level apartment entered via the garage with 1BR, 1 split BA, approximately 585 sf\*, overlooks patio. Tenant pays \$2350/mo. First year lease expires 4/14/2019.
- ▶ Total 3380 sf\* conditioned living space on 68.75' x 25' lot\*\*
- ▶ #222 has its own washer/dryer; #220 & 220A share a washer/dryer in the basement
- ▶ Substantial basement for storage
- ▶ No eviction history
- ▶ Recurring expenses include water, refuse collection, building insurance, light janitorial of \$4,360 for 2018.
- ▶ GRM: 19.12
- ▶ Cap Rate: 3.84

220-222 FRANCISCO STREET | SAN FRANCISCO, CA | 94133



**COMMON AREA**

**Sotheby's**

INTERNATIONAL REALTY

117 Greenwich Street  
San Francisco, CA 94111



**Karen Diemoz**

Realtor®

415.770.8100

[karen.diemoz@sothebyshomes.com](mailto:karen.diemoz@sothebyshomes.com)

[www.schumacherproperties.com](http://www.schumacherproperties.com)

DRE #01979852

[schumacherproperties.com](http://schumacherproperties.com)

**REMARK**

\*Square footage is per floor plan tech. Lot size is per Preliminary Title Report. Neither Seller nor Broker warrant square footage or other measurements. Buyer is advised to investigate.

This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. ©MMXIX Sotheby's International Realty, Inc. Equal housing opportunity.