

Outer Richmond 2-Flat

406-408 39th Avenue



406 39th Ave.



Behind the beautifully painted facade, this turn-of-the-century Victorian has two full-floor flats plus a garage with parking for 2 cars plus storage in the full basement. There is a secluded back yard patio. Both units are owner occupied and will be vacant at close of escrow.

This is an ideal property for TIC partners.

The top floor unit has 2 bedrooms and 1 bath (recently updated) and views of Golden Gate Park and the ocean from the front bedroom.

The first floor unit has 2 bedrooms and 2 full baths including a master suite.

Great location near Lincoln and Golden Gate Parks with nearby shopping and good public transportation.

Entire Building Offered at
\$1,280,000

Suggested Pricing as TICs

406 39th Ave. **\$ 630,000** top floor, 2 bd, 1 ba
408 39th Ave. **\$ 650,000** 1st floor, 2 bd, 2 ba

(Sellers reserve the right to counter/reject any offer).

WEBTOUR

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Prudential
California Realty

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John Oldfield (415) 762-9608

Frank Bodnar (415) 762-9362

Prudential California Realty believes all material to be correct but assumes no legal responsibility for its accuracy. All square footages are approximate. Prospective buyers should independently verify such information to their satisfaction. Offering is subject to prior sale, change or withdrawal without notice.



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Each unit retains many period details including hardwood floors with inlaid borders and picture rails

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Each unit has an updated, eat-in kitchen with pantry

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The first floor unit has a laundry closet with full-size washer and dryer

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The top floor unit has it's laundry appliances in the basement

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The top floor unit also has a sun porch that makes a great home office space

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The garage holds two cars tandem

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