

## Two Flats and Garden Apartment — Presidio Heights

**140-142 Presidio Avenue @ Jackson  
San Francisco, CA**



Two-three bedroom/two bath flats:  
approximately 2,900 sq. ft. each

Formal living room with fireplace, separate  
dining room

Garden unit: One bedroom/one bath,  
approximately 550 sq. ft.

The lower flat and garden apartment is  
vacant.

Separately metered

Year built: 1925

Building size: 6,359 sq. ft.

Lot size: 3,772 sq. ft.

Garage: 2-4 car parking

Zoning: RH2, Multi-family Dwelling 2-4 unit

Lot Number: 13

Block Number: 983

APN#: 0983-013

Close to transportation, shopping, and  
restaurants.

	Rent	Projected Rent
Upper Flat	\$4,500	
Lower Flat	Vacant	\$6,000
Garden Apt.	Vacant	\$1,500

**Projected Annual Income: \$144,000**



**RICK DURAZZO**  
1717 Powell Street, Suite 210  
San Francisco, CA 94133  
415.986.6312  
[rdurazzo@nbproperties.com](mailto:rdurazzo@nbproperties.com)  
[www.northbeachprop.com](http://www.northbeachprop.com)