



# 228 FILLMORE ST

DEVELOPMENT OPPORUNITY IN THE LOWER HAIGHT - \$2,400,000

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## PROPERTY SUMMARY

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228 Fillmore Street is an excellent development opportunity in San Francisco's desirable Lower Haight neighborhood. The building is comprised of one vacant commercial building with approved plans for 3-residential units and 1-ground floor commercial space.

The property is ideally located a few blocks away from Alamo Square Park and Duboce Park. Residents can also enjoy the convenience to nearby shops, cafes, restaurants, and bars. Popular neighborhood restaurants and bars include Maven, Nara, Uva Enoteca, Souvla, A Mano, and Rich Table.

Residents who commute to the Financial District in San Francisco benefit from being located a few blocks from the N Bus line with a direct route to the Financial District. Residents who commute to Silicon Valley benefit from being located two blocks from the tech shuttle stop at the corner of Hermann St & Fillmore St.

- List Price: \$2,400,000
- Vacant Commercial Building
- Approved Plans for 3-Residential Units & 1-Commercial Unit
- Zoning: NC1
- Land Use - CoreLogic: Commercial (NEC)
- Land Use - County: Commercial Property
- Total Lot SqFt (per tax records): 2,186
- Total Lot Acres (per tax records): 0.0502
- APN: 0859-022
- Year Built: 1900



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