

1231-1233 4th Avenue

VACANT DUPLEX IN THE INNER SUNSET



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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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1231-1233 4th Avenue

2 UNITS IN THE INNER SUNSET

\$2,195,000

List Price

BOTH UNITS VACANT

LARGE FLATS WITH 3-4 BEDROOMS

LOVELY LANDSCAPED BACKYARD

2-CAR GARAGE PARKING

RECENT IMPROVEMENTS



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PROPERTY SUMMARY

1231-1233 4th Avenue is a well-maintained, fully vacant two-unit building located in the heart of San Francisco's sought-after Inner Sunset neighborhood. The property has benefited from recent improvements, including fresh interior and exterior paint along with kitchen and bathroom updates, offering a move-in-ready opportunity with long-term flexibility.

Both units feature hardwood floors, formal living and dining rooms, excellent natural light, and in-unit laundry. The lower unit is configured as a spacious two-bedroom with the flexibility to function as a three-bedroom. The upper unit offers three bedrooms with formal living and dining rooms or can be utilized as a four-bedroom residence, and includes new stainless steel kitchen appliances.

A lush private yard provides a peaceful outdoor retreat, while the two-car garage includes additional bonus space at the rear, offering potential for expansion, home office, gym, or future ADU considerations (buyer to verify). With both units delivered vacant, this property presents an exceptional opportunity for an owner-occupant to occupy the entire building or create a flexible multi-generational living setup.

Ideally situated near Golden Gate Park, Irving Street's dining and shopping corridor, UCSF, and major transit lines, this Inner Sunset property combines location, condition, and versatility in one compelling offering.

Property Highlights:

- Total SqFt (Per Tax Records): 3,200
- Fully vacant two-unit building in the heart of the Inner Sunset
- Flexible layouts: lower unit 2-3 bedrooms; upper unit 3-4 bedrooms
- Both units feature in-unit laundry for added convenience
- Hardwood floors and fresh interior & exterior paint throughout
- Lush private yard ideal for outdoor enjoyment
- Two-car garage parking plus bonus space with expansion or ADU potential (buyer to verify)



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PHOTOGRAPHY - UNIT 1231 (UPPER)



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PHOTOGRAPHY - UNIT 1233 (LOWER)



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In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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