

# 4437-4439 Kirkham Street

VACANT DUPLEX IN THE OUTER SUNSET



ALLISON  
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | [allisonchapleau.com](http://allisonchapleau.com)

415.516.0648

[allison@allisonchapleau.com](mailto:allison@allisonchapleau.com)

DRE #01369080

# 4437-4439 Kirkham Street

VACANT DUPLEX IN THE OUTER SUNSET

## \$1,495,000

List Price

DELIVERED FULLY VACANT

2BD/1BA OWNER'S UNIT

LIVES LIKE A SINGLE FAMILY HOME

2 CAR GARAGE PARKING

SECOND STUDIO UNIT

EXCELLENT NATURAL LIGHT



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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

This well-maintained duplex **lives like a single-family home and is delivered fully vacant**—a rare opportunity for immediate occupancy or rental flexibility. The property features a spacious and inviting top-floor 2BD/1BA residence along with a versatile studio unit on the ground level. Just one block from the Great Highway and the newly transformed oceanfront park, the home enjoys **immediate access to the beach, coastal trails, and some of San Francisco’s most sought-after outdoor spaces.**

**The upper-level residence features beautiful hardwood flooring throughout, two well-proportioned bedrooms, and a functional layout ideal for an owner-occupant.** Large, newer windows bring in abundant natural light, enhancing the bright and comfortable living and dining spaces.

On the ground floor, **the studio unit offers excellent flexibility—perfect for guest space, rental income, or a home office**—with direct access to the garage and backyard.

**The rear outdoor space features a charming patio, ideal for relaxing or entertaining, while a two-car garage provides valuable parking and storage.** With seamless indoor-outdoor flow and multiple use options, the property caters to both end-users and investors alike.

A rare opportunity to own a coastal property that combines the feel of a single-family home with added income potential, all in a prime Outer Sunset location just steps from the beach.

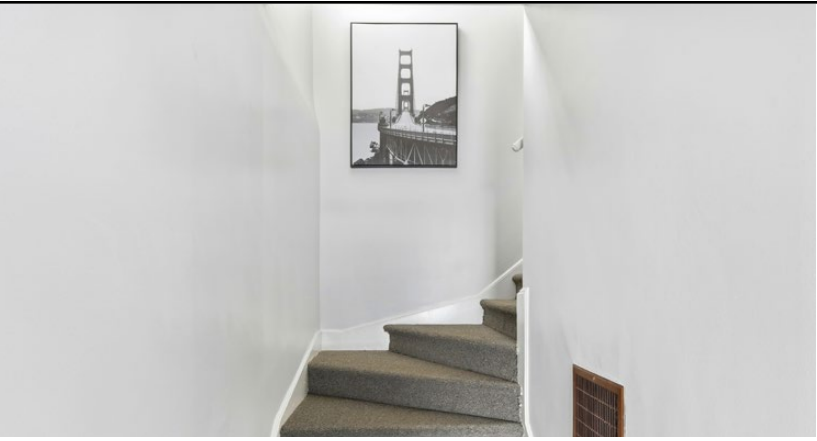
## Property Highlights:

- Unit Mix: One (1) 2BD/1BA Unit & One (1) Studio Unit
- Delivered Fully Vacant
- Year Built: 1948
- Total Building SqFt (Per Tax Record): 1,615
- Two-Car Garage
- Charming Rear Yard/Patio for Outdoor Enjoyment



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

# PHOTOGRAPHY - UPPER UNIT



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

# PHOTOGRAPHY - STUDIO UNIT & GARAGE



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

# CONFIDENTIALITY & DISCLAIMER

---

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

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.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.