

964, 968, 970 A & B SAN ANSELMO AVE
SAN ANSELMO CA

OFFERED AT
\$1,500,000

just LISTED

970 A & B San Anselmo Ave
Studio + 1 BR | BA.



PROPERTY TYPE
MULTI FAMILY | 4- Plex

NO. OF UNITS
4

CAP RATE
3.44%

GRM
16.9

ideal location
SAN ANSELMO

This property consists of three buildings: containing one side by side duplex and two cottages with two studios and two 1 BR | 1BA units, plus a large detached garage/barn.



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ASKING PRICE

\$1,500,000

APPROX BLDG SIZE

2,229 SQ FT
per appraisal

APPROX LOT SIZE

6,599 SQ FT
per tax records

BR | BA

Two 1 BED | 1 BATH
Two Studios | 1 BATH

PROPERTY OVERVIEW

Located in the heart of Marin County in very desirable San Anselmo, this unique 4-unit apartment complex is now offered for sale. The compound has been owned by the current family for the past 64 years. Situated on a 6,599 sq ft level lot and configured within three separate buildings, two units are one bedroom and one bath and two units are studios each with one bath. To be 100% vacant by end of October. This property offers an upside potential for a new owner.

Uncovered parking onsite for four cars. Washer and dryers for each unit except one. One water meter serves all units. Each unit has a separate electrical meter, hot water heater, and furnace. The large garage is currently used for storage. All units have separate mailing addresses.

This property is being sold by the two Successor Trustees.



OVERVIEW

PROPERTY DETAILS

- Each unit has a separate address.
- Hot water heater, furnace, refrigerator, and stove in each unit.
- All units individually metered for gas and electric.
- One water meter for complex.
- Private laundries in units for for 964, 968, and 970 B.
- Parking is uncovered, one parking space onsite for each unit.
- Garage is currently used as storage.
- Fireplace in 970 A,
- All units vacant as of end of Oct. 2024.
- Value added opportunity with rentals and upgrades.
- Not in a flood zone.

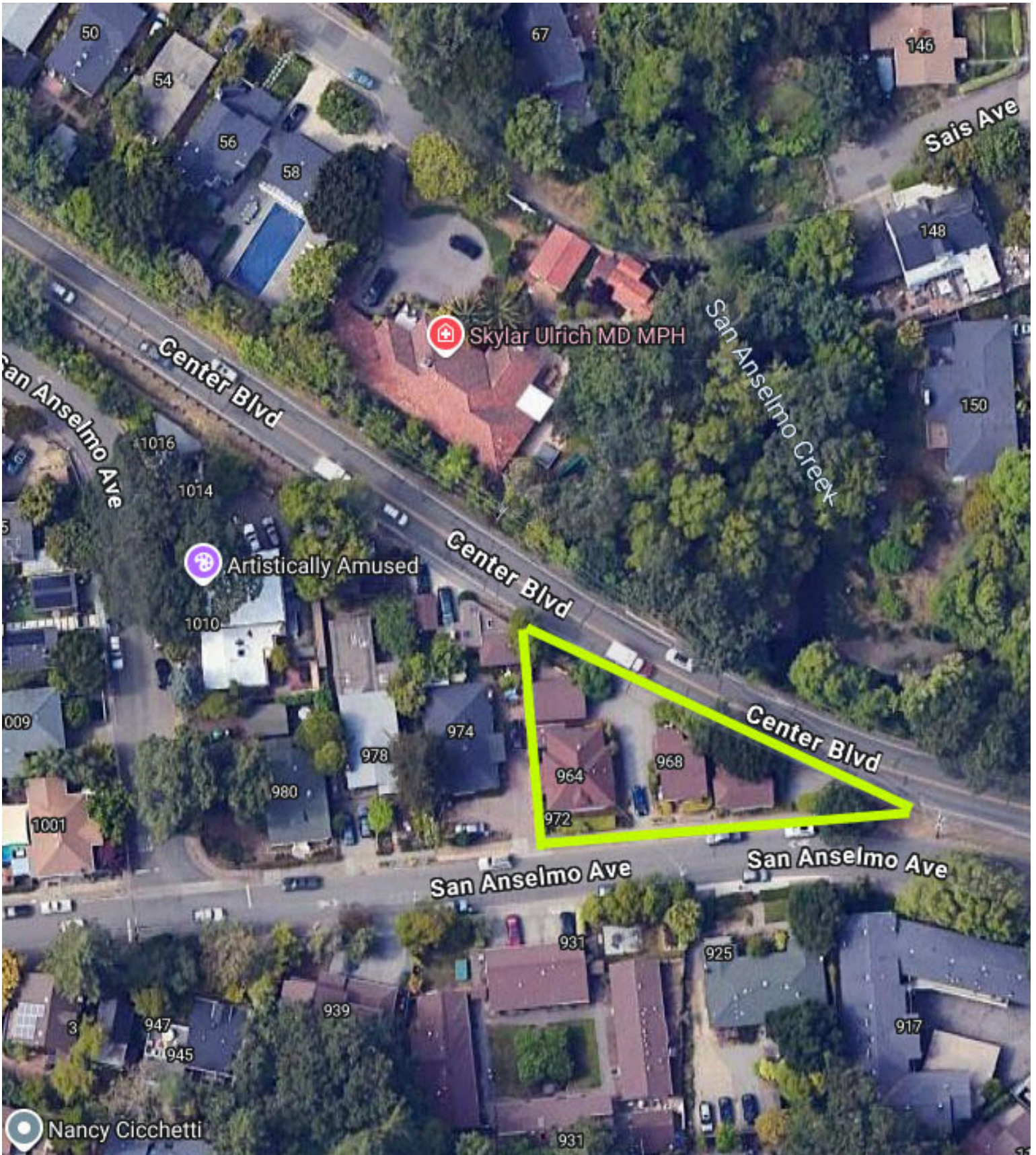
Projected Rents & Square Footage

Unit 964	\$1600	Vacant	467	Studio
Unit 968	\$1900	Vacant	564	1 BR 1 BA
Unit 970 a	\$1600	Vacant	450	Studio
Unit 970 b	\$2300	Vacant	747	1 BR 1 BA
TOTAL	\$7400		2,229 sq ft	

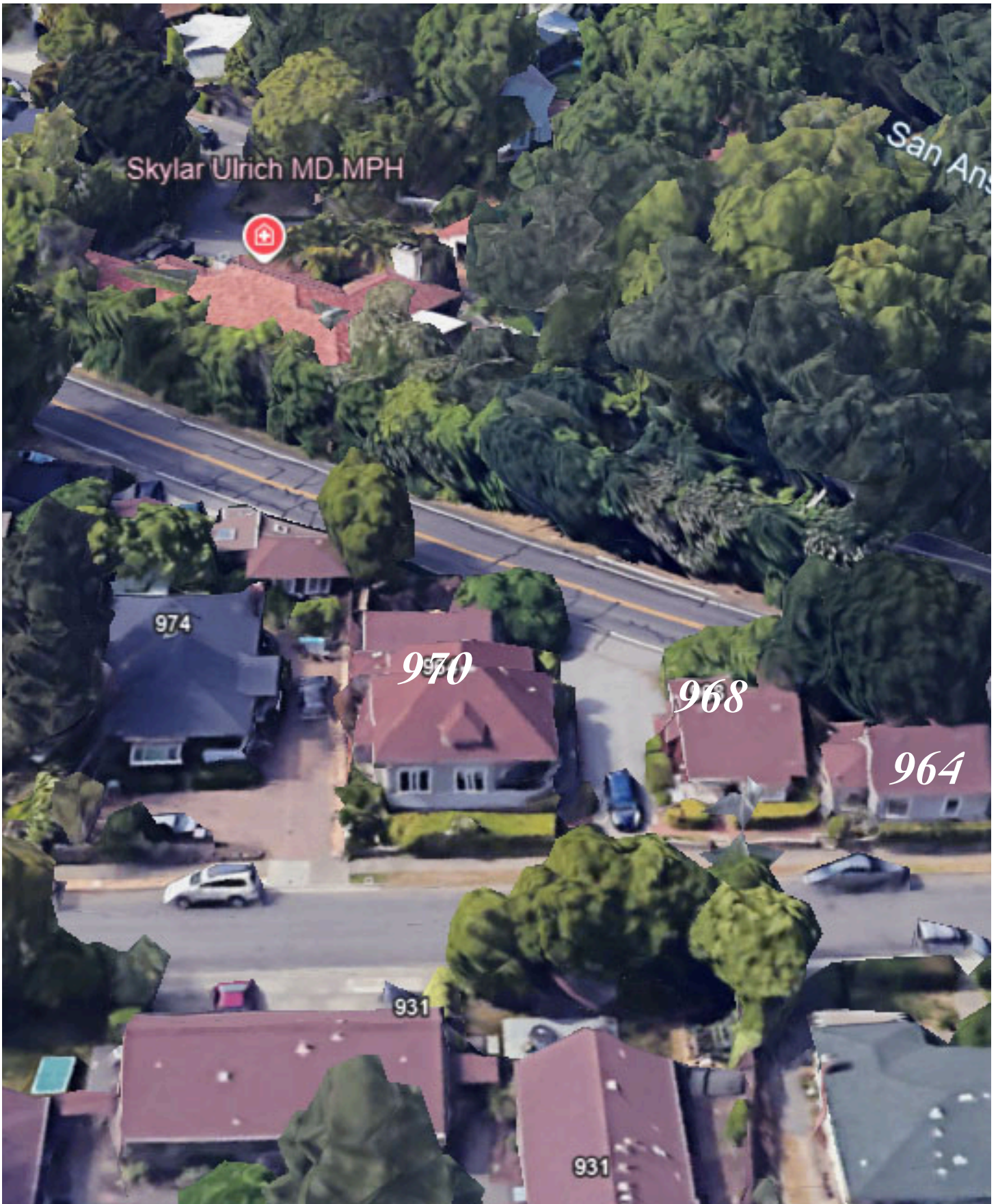
Area feature in San Anselmo

- Highly rated public & private schools
- Great restaurants
- Good Earth Organic Grocery Store
- College of Marin near by
- Public transportation near by
- Andronico's Market
- Hiking & biking on Mt Tam
- Close to West Marin and beaches
- See more at www.LivinginMarin.com/towns.

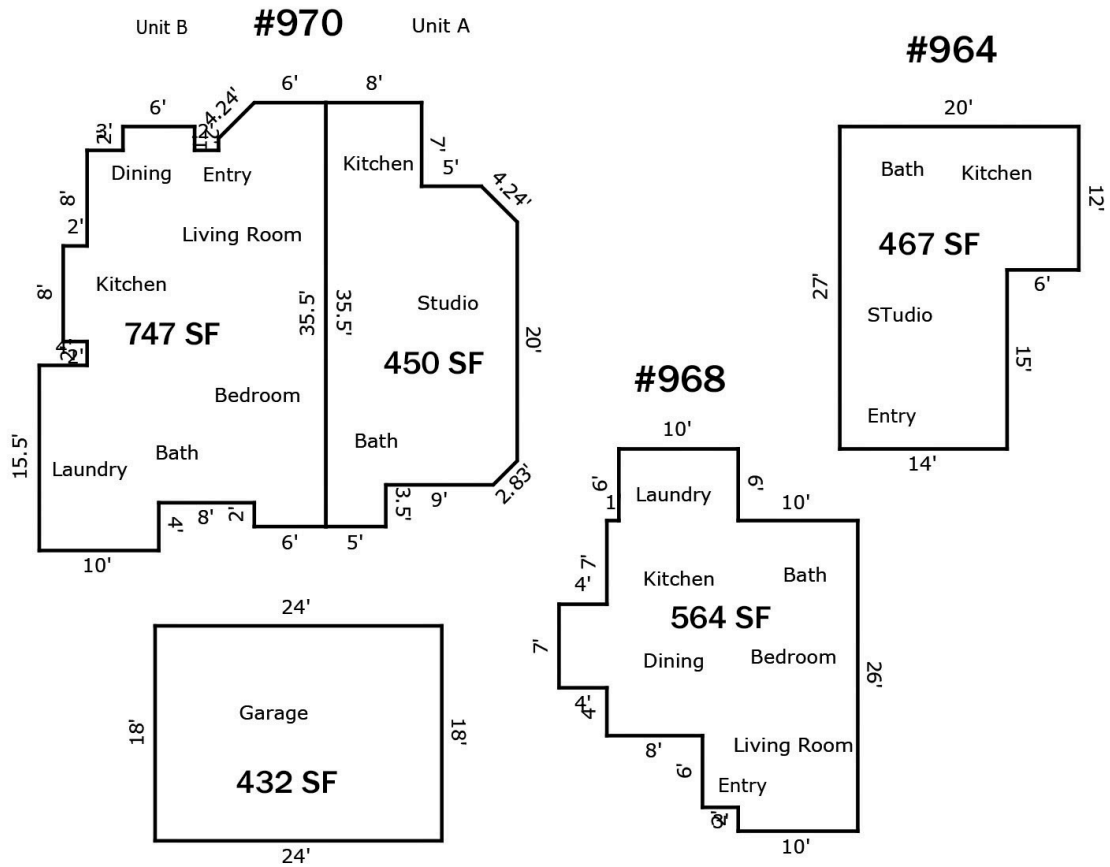
AERIAL MAP



AREA MAP



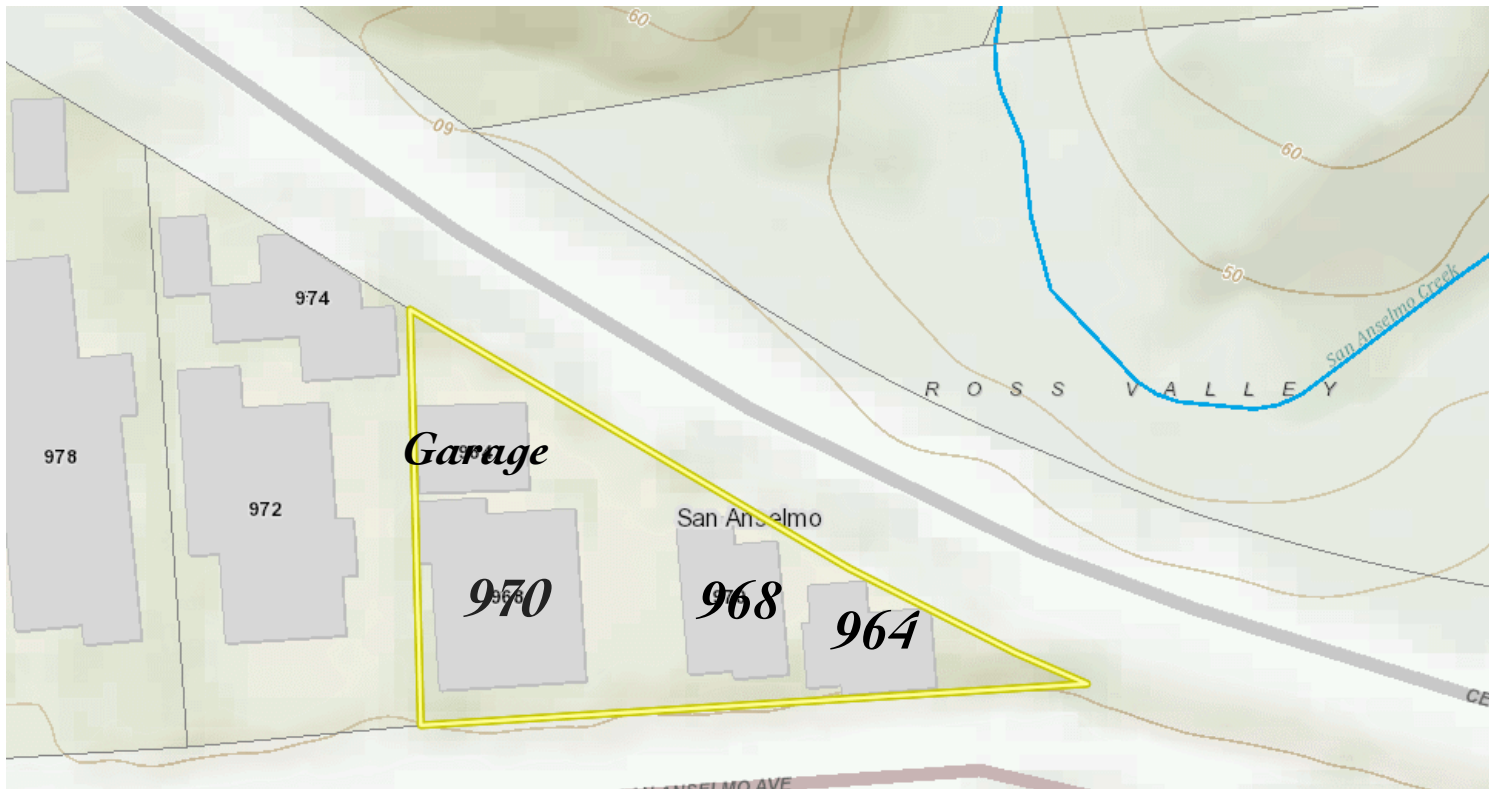
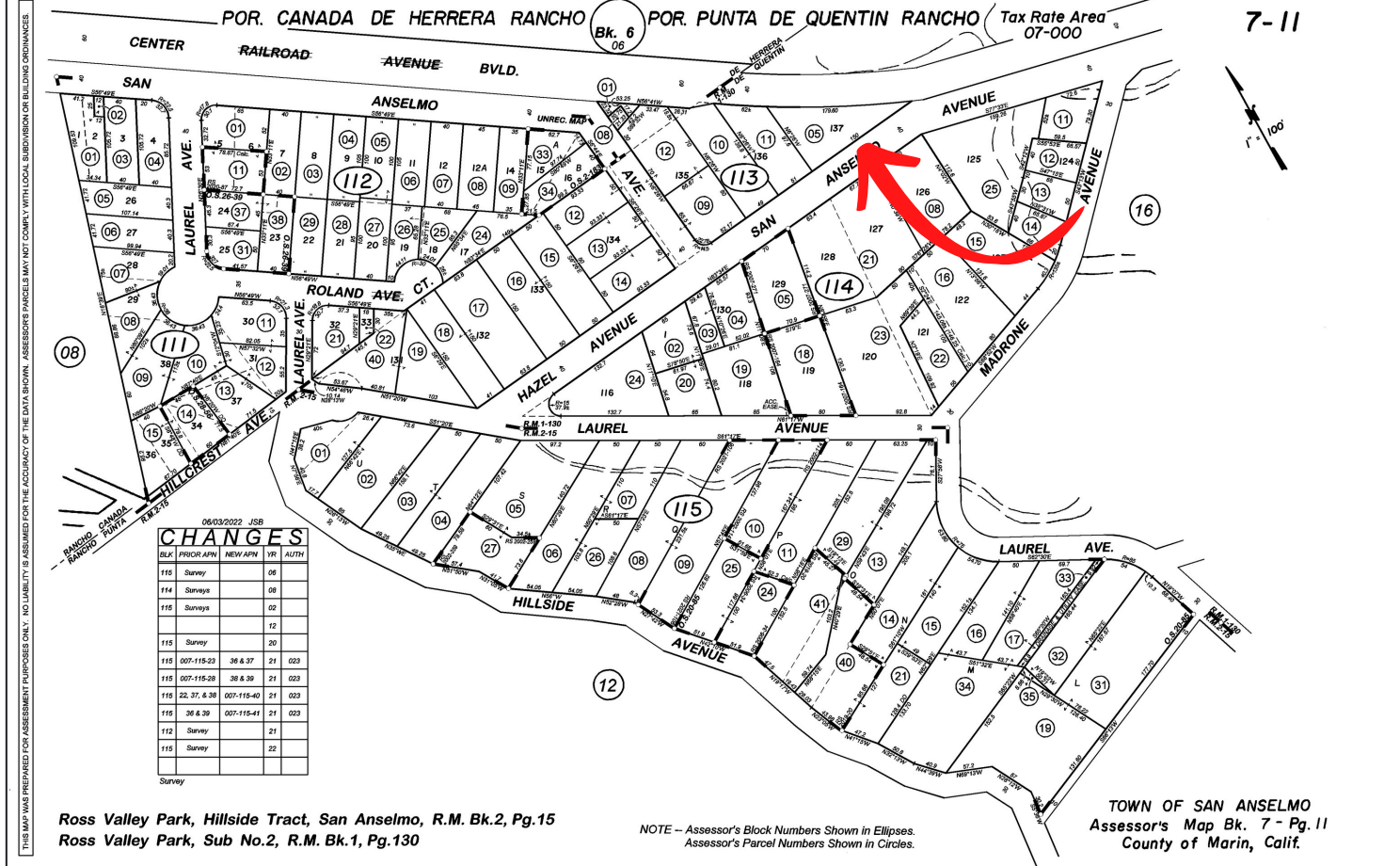
964, 967, & 970 SAN ANSELMO AVE



PARCEL MAP

Parcel # 074-031-28

APN 074-031-28



DISCLAIMER

Attached information deemed reliable, but not guaranteed. References to potential income, square footage, age, and expenses are estimated and approximate; buyer to confirm with their due diligence. Original construction date unknown.
Successor Trustee Sale

SHOWING INSTRUCTIONS

By appointment only with listing broker.



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