

EXCELSIOR DISTRICT  
DUPLEX

**343 - 345 RUSSIA AVENUE**

SAN FRANCISCO | CA



**maven**  
INVESTMENT SALES

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BRE #01878802

**SANTINO DEROSE**

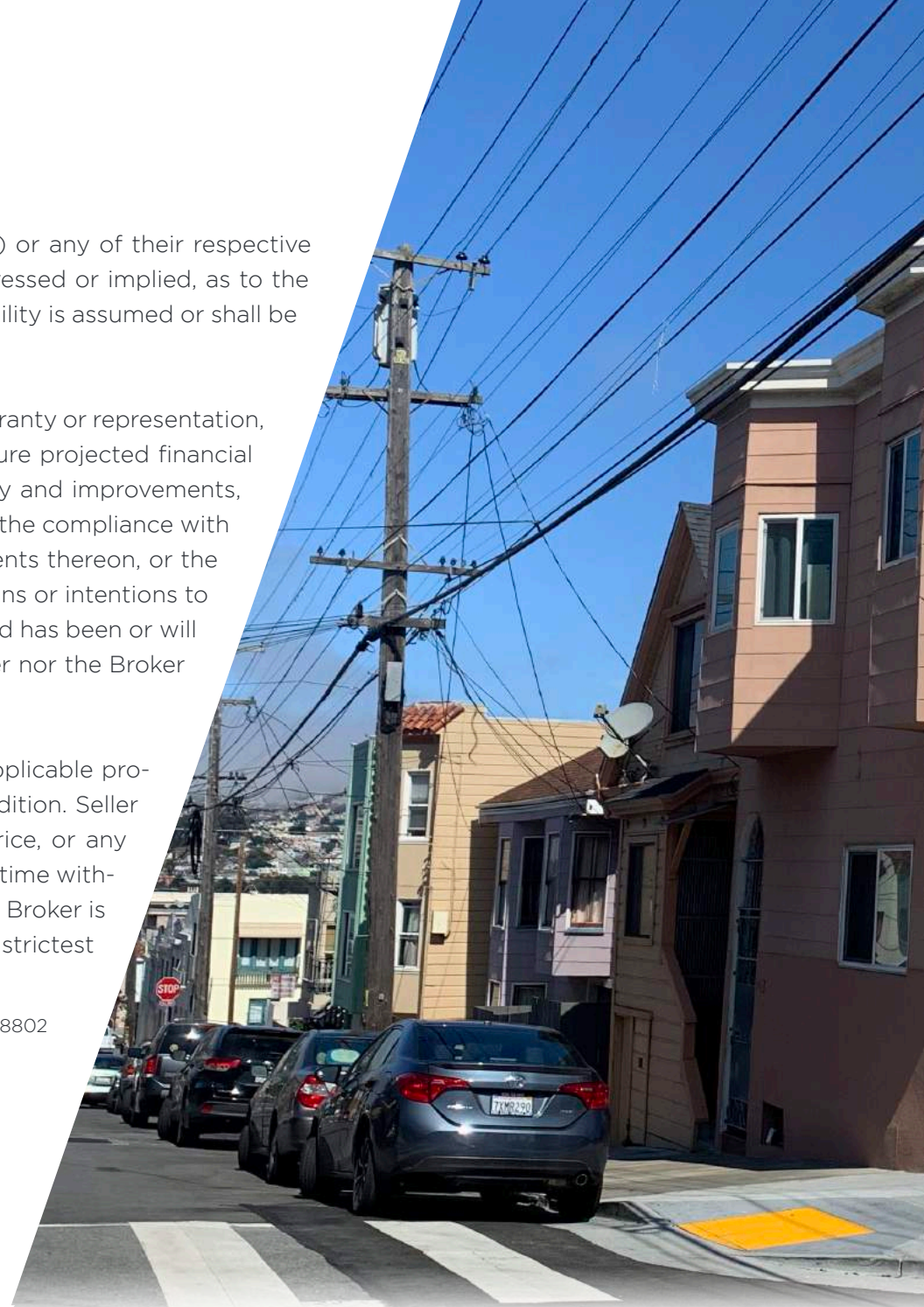
office 415.404.7337  
sd@mavenproperties.com  
BRE #01338326

**DOMINIC MORBIDELLI**

office 415.404.7314  
dom@mavenproperties.com  
BRE #02024348

**JOAN RUYLE**

office 415.404.7313  
joan@mavenproperties.com  
BRE #02006025





## PROPERTY OVERVIEW

**343-345 Russia Avenue** is an attractive Excelsior Duplex located on the corner of Russia Avenue & Madrid Street. This classic San Francisco building features a 2 bedroom x 2 bathroom unit with hardwood floors throughout on the ground floor, also known as 590 Madrid Street. The upper unit, known as 343 Russia Avenue, features a 3 bedroom x 1 bathroom spacious flat. Across the street from Excelsior Playground, this property is desirable to both owner-users looking for a vibrant and sunny neighborhood, as well as investors looking for a well located asset with a good rental upside.

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$995,000</b>
Gross Square Feet (Public Record)	2,250
Price/ Square Foot	\$442.22

## RENT ROLL

<b>Suite No.</b>	<b>Unit Type</b>	<b>Currently Monthly Rent</b>
343 Russia	3 bed / 1 bath	\$1,485.45
590 Madrid	2 bed / 2 bath	\$1,390.00

## GENERAL INFORMATION

<b>Address</b>	<b>343-345 Russia Avenue</b>
<b>Submarket</b>	Excelsior
<b>Property Subtype</b>	Residential Duplex
<b>Total Parking Spaces</b>	One Car Detached Garage
<b>APN</b>	6087-032
<b>Buiding Sq Ft (Per Public Record)</b>	2250 SF
<b>Lot Size (Per Public Record)</b>	1873 SF
<b>Construction</b>	Wood Frame
<b>Year Built</b>	1917

**NEIGHBORHOOD**



**343-345  
RUSSIA AVENUE**



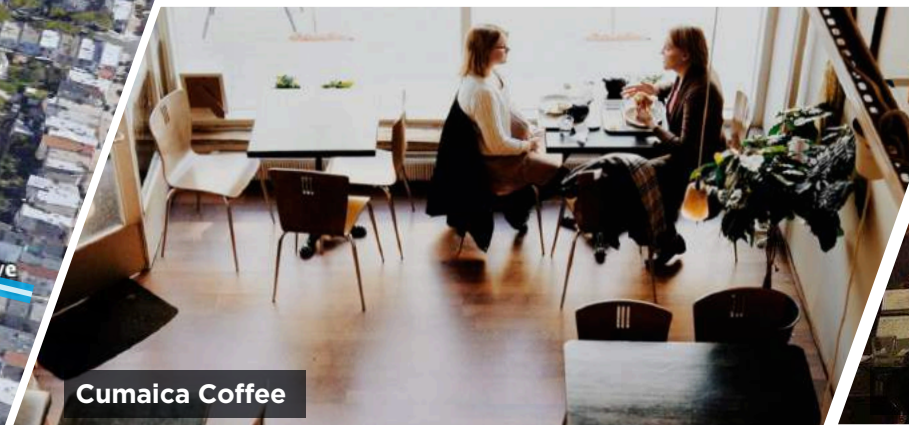
Violet's



Taqueria Guadalajara



Taqueria El Farolito



Cumaica Coffee



Tao Sushi



Little Joe's Pizzeria



Mi Tierrita Market

# 343 - 345 Russia Avenue



**JOAN RUYLE**

office 415.404.7313  
joan@mavenproperties.com  
BRE #02006025

**DOMINIC MORBIDELLI**

office 415.404.7314  
dom@mavenproperties.com  
BRE #02024348

466 Green Street Suite #203  
San Francisco, CA 94133  
415.781.7700  
BRE #01878802

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