



Prime Location in SF's Marina District!

3342-3344 Broderick Street,
San Francisco CA 94123



3344BroderickStreet.com

3342-3344 Broderick Street, a newly listed duplex in San Francisco's coveted Marina District, offers a unique investment opportunity. The property is ideally located near iconic landmarks such as the Palace of Fine Arts, Marina Green, Presidio Tunnel Top Park, and Crissy Field. And is located just a short distance to the vibrant shopping and dining options on Chestnut Street. This prime location (Walk Score 96 / Bike Score 97) combines the best of urban living with proximity to green spaces and local attractions.

The duplex features two spacious, two-level units. The lower unit (3342) offers approximately 2,162 square feet of living space, comprising of three bedrooms, a bonus room/fourth bedroom and two bathrooms. Its generous layout and abundant natural light create a welcoming environment perfect for modern living. The upper unit (3344), even larger at 2,430 square feet, boasts five bedrooms and two bathrooms. This expansive space provides ample room for larger Marina households or future tenants seeking accommodations in one of the city's most desirable neighborhoods.

Both units showcase period details, reflecting the historic charm of the Marina District, while offering the comforts of contemporary living. With high ceilings, spacious rooms, and potential for modern updates, this duplex appeals to both investors and owner-occupiers. The property could be an excellent income generator as a rental or a fantastic opportunity for a multi-generational family home.

Overall, 3342-3344 Broderick Street offers a rare combination of size, location, and versatility. Its proximity to outdoor recreation, local landmarks, the Golden Gate Bridge and the bustling Marina lifestyle makes it an attractive choice for those looking to own or invest in the San Francisco real estate market. *Offered at \$3,775,000*



3342 - 3344 Broderick Street, San Francisco CA 94123



COLDWELL BANKER
SOLANO PACIFIC



Valerie Bechelli
REALTOR®

DRE# 01422556

707.319.5993

valerie.bechelli@coldwellbanker.com

MLS# 424065983

This information is deemed reliable but is not verified.