



600 PRESIDIO AVENUE

San Francisco, California

Offered at \$1,998,000



The Monte Cristo has been a part of San Francisco since 1875. It was originally built as a saloon and hotel. It served at one time as a bordello, a refuge after the 1906 earthquake and a speakeasy. It is located in the "Laurel / Presidio Heights" Neighborhoods of San Francisco and is located two blocks from the commercial retail center of Laurel Heights Village and the restored Victorian shops, restaurants and antique stores on Sacramento Street in Presidio Heights. Easy transportation to downtown San Francisco and to the Financial District. This hotel is in a prime area and has been well operated and maintained. This is a rare opportunity to have a high visibility hotel or development opportunity to change the hotel to condominiums.

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Offering Price:	1,998,000
Building SqFt	5,870
Number of Rooms:	14
Cost Per Sq.Ft	\$340
Year Built	1900
Zoning	RM 1
Parcel Number	1046 022



This 14 room Edwardian Style hotel is located at 600 Presidio Avenue at the corner of Pine Street in San Francisco, California. The building is situated in the popular Laurel / Presidio Heights area and is conveniently close to neighborhood shops, restaurants and transportation to downtown. The Monte Cristo has had steady occupancy due to the demand from the nearby California Pacific Medical Center (CPMC). Many repeat guests stay and enjoy the small neighborhood feel. The subject property is a two-story wood frame with an approximate square footage of the property is 5,870 (plus full basement) square feet per public records. The license allows for 18 rooms but the current owners have made some two room suites and currently rent 14 rooms. There is also an office, breakfast room, kitchen, common living room, and a manager's suite in the basement. Eleven of the rooms have private baths (plus the manager's suite) and three share the two common baths.

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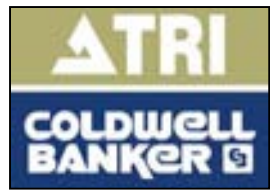
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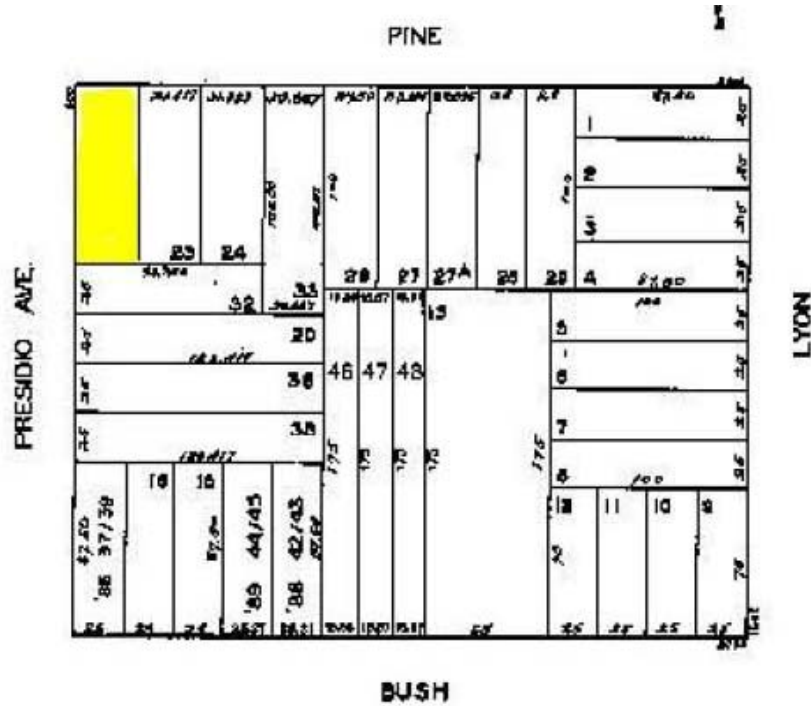




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