

\$1,450,000 - 2308 F Street, Sacramento

MLS® #223086523

\$1,450,000

Bedroom, Bathroom,
Residential Income on 0.15 Acres

N/A, Sacramento, CA

Three units on one lot! 2308 F St (fully DETACHED) 2bd/2bth), 2310 F St (2b/2bth), & 2309 Fat Aly (1bd/1bth(ADU))located in beautiful Boulevard Park. This is a special property that is a fully functioning and profitable short-term rental business. Centrally located and walking distance to all that Midtown has to offer. This property is actively bringing in gross revenue, \$135k+ and maintains consistent occupancy. Perfect for an investor or someone thinking of living in one unit and creating significant passive income. This Duplex(two homes on one lot + ADU) has been updated throughout. Each unit has quartz counters, floating shelves and custom cabinets. Bathrooms have updated tile floors and updated vanities. Each unit has a washer & dryer and it's own private backyard. HVAC systems have been replaced. Newer electrical panels, newer roofs, newer appliances, newer plumbing, newer sewer work, newer flooring, newer light fixtures, newer windows and more! 2310 F St & 2309 Fat Ally was updated in 2018. 2308 F St was updated in 2017. The property has systems (garbage, cleaning, stocking, Airbnb profile with 4.9 stars and 255 reviews, etc.) in place to run the business efficiently. Home is fully and thoughtfully furnished and will be included in the sale.



Built in 1904

Essential Information

MLS® #	223086523
Listed Price	\$1,450,000
Acres	0.15
Year Built	1904
Type	Residential Income
Sub-Type	Triplex
Style	Bungalow
Status	Pending

Unit 1 Information

Rent	\$3,900
Bedrooms	2
Bathrooms	1
Half Bathrooms	1
Square Footage	1,100

Unit 2 Information

Rent	\$3,500
Bedrooms	2
Bathrooms	2
Square Footage	805

Unit 3 Information

Rent	\$3,000
Bedrooms	1
Bathrooms	1
Square Footage	518

Community Information

Address	2308 F Street
Area	10816
Subdivision	N/A
City	Sacramento
County	Sacramento
State	CA
Zip Code	95816-3523

Amenities

Features	Fenced Yard,Yard Space
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Parking Spaces	2
Parking	Detached,Street,Garage,Uncovered,Garage Door Opener,Varies by Unit
# of Garages	1

Interior

Interior	Tile,Laminate,Varies by Unit
Appliances	Free Standing Gas Oven,Free Standing Gas Range,Free Standing Refrigerator,Microwave,Tankless Water Heater,Electric Cook Top,Varies By Unit
Heating	Central,Varies by Unit
Cooling	Ceiling Fan(s),Central,Varies by Unit
Stories	One, Two

Exterior

Lot Description	Auto Sprinkler F&R,Curbs/Gutters,Landscape Back,Landscape Front
Roof	Composition
Foundation	Raised, Slab

School Information

District	Sacramento Unified
Elementary	Sacramento Unified
Middle	Sacramento Unified
High	Sacramento Unified

Additional Information

Date Sold	April 24th, 2024
Zoning	R-1B

Listing Details

Listing Office	M.V.G. Real Estate, Inc
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Listing information last updated on May 17th, 2024 at 8:47pm PDT

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