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109 West St  
Sausalito, CA

**BERKSHIRE  
HATHAWAY** | DRYSDALE  
HOMESERVICES | PROPERTIES

COMMERCIAL GROUP

\$1,600,000  
3 Units

## Pride of Ownership Bay View Victorian Triplex

*109 West St, Sausalito, California 94965*

This three-story wood frame triplex includes one full floor flat (unit # 3) and two units that share the second level (unit numbers 1 and 2). At the first level is a single car garage with a large storage area, a laundry room and utility closet.

The upper flat, with magnificent Bay views, is ideal for an owner/occupant with a huge living room with vaulted ceiling and marble surround fireplace, hardwood floors, a modern kitchen with stainless steel appliances and granite counter tops and cozy eat in kitchen. At the rear of this unit are two generous bedrooms plus a small room for den/office and two full bathrooms.

Residents can access the sun deck from the living/ dining room to enjoy the views of Richardson Bay. The contemporary open layout of the living/ dining area makes the flat ideal for entertaining.

At the second level of the property are two additional units. Unit #1 is a spacious two-bedroom, one bath apartment with Bay views from the living room with wood stove. The adjacent modern kitchen includes stainless steel appliances, granite counter tops and contemporary white cabinets. A beautiful wood deck runs the length of the living room and is easily accessible from the living space.

Continued on page 3...



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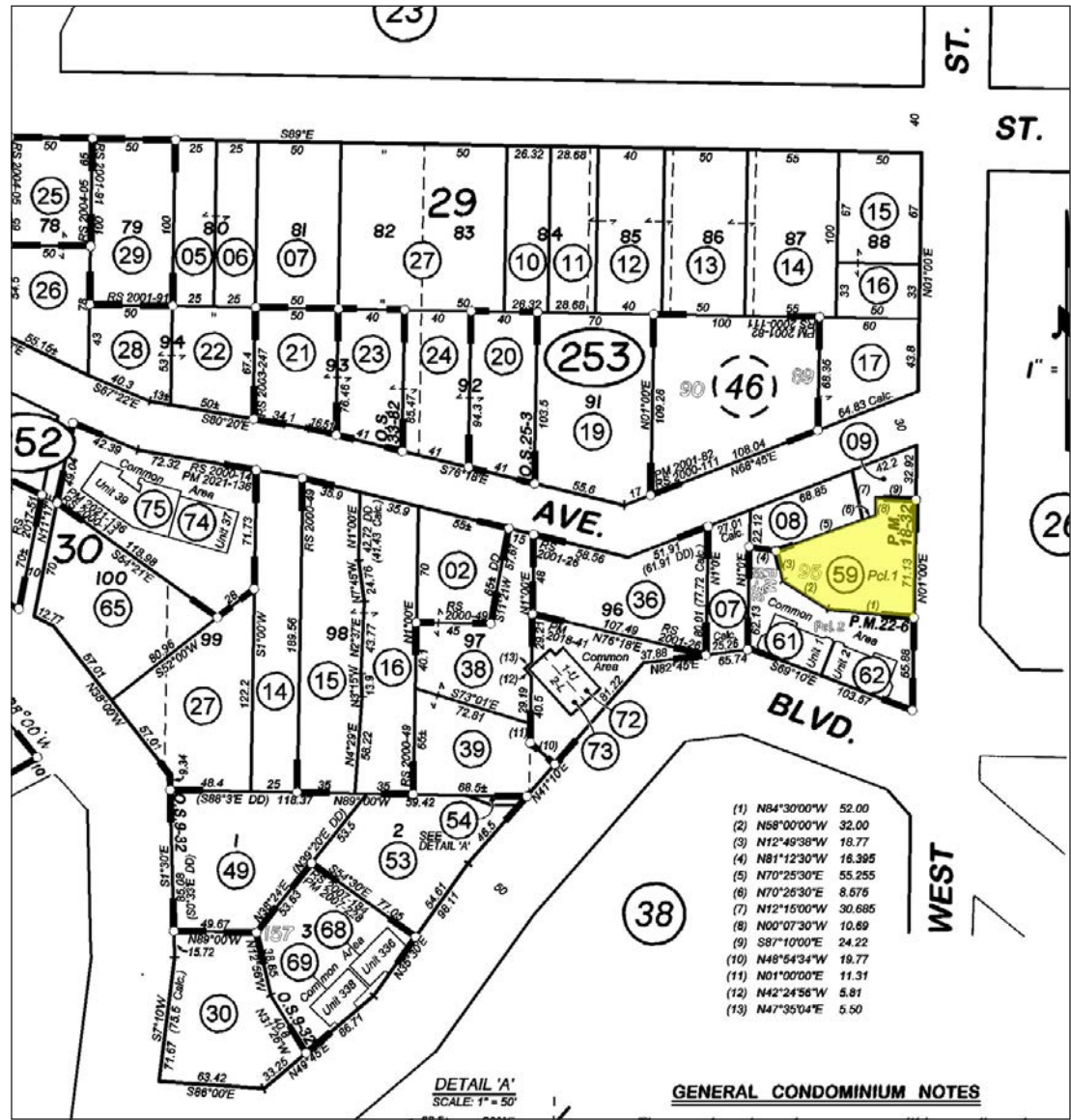
At the rear of the property is the entrance to Unit #2, a small but amenity rich studio apartment with hardwood floors, wood stove, alcove for a bed and modern kitchen with stainless steel appliances, granite counters and an abundance of white cabinetry.

The outdoor space for the studio is located at the rear of the lot and includes a large private patio with pavers and room for a barbeque and patio furniture. The mature trees surrounding the patio add to the privacy of the space.

Off street parking for 4 cars includes the garage, the driveway in front of the garage and two uncovered spaces adjacent to the property and included in the sale. Off-street parking in this mature neighborhood is a rarity and adds to the value of this property.



<b>Address:</b>	109 West St Sausalito, CA 94965
<b>Parcel Number:</b>	065-252-59
<b>Year Built</b>	1912
<b># of Units:</b>	3
<b># of Buildings:</b>	1
<b># of Stories</b>	3-Story
<b>Building SF:</b>	2,717 SF
<b>Lot SF:</b>	4,144 SF
<b>Parking:</b>	(1) Garage; (3) Off-Street
<b>Roof:</b>	Composition Shingle
<b>Foundation:</b>	Concrete Perimeter
<b>Exterior:</b>	Wood Shingles
<b>Framing:</b>	Wood
<b>HVAC:</b>	Forced Air
<b>Wiring:</b>	Circuit Breakers
<b>Laundry:</b>	Common Room
<b>Utilities (Tenants):</b>	PG&E, Cable, Internet
<b>Utilities (Owner):</b>	Water, Sewer, Trash

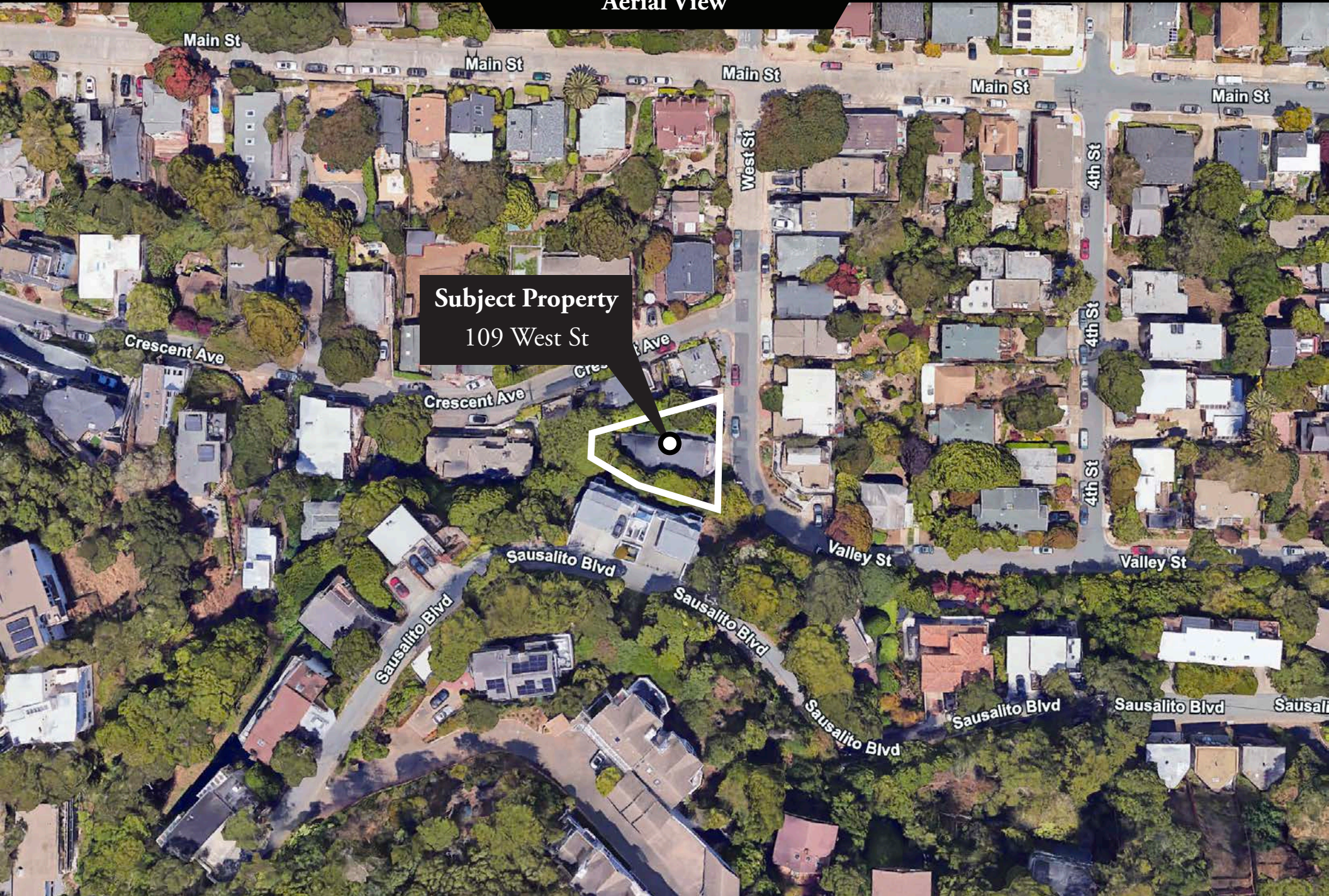




**109 West St** - Built in the early 1900's, this totally renovated three story triplex is located on a corner lot with mature landscaping and beautiful Bay views in Sausalito's Old Town neighborhood. The property is close to schools, restaurants, shopping, the Ferry Landing and just 10 minutes to the Golden Gate Bridge. With easy access to biking and hiking trails, the location affords residents high walkability to all amenities and a relaxing Marin County lifestyle.

**Sausalito, CA** - Ranked as one of the top twenty destinations in the country, Sausalito is world-renowned for its charming atmosphere and picturesque views of the bay. Unique features of the town include a large houseboat community of roughly 400 residences, a thriving arts gallery scene, and award-winning restaurants such as Bar Bocce, Poggio, Fish, and Murray Circle. In addition to local and high-end shopping and boutiques, Sausalito offers plenty of options for outdoors enthusiasts, with a thriving network of beaches, parks and hiking/biking trails, and its proximity to the Golden Gate National Recreation Area. Located just north of the Golden Gate Bridge and mere minutes from San Francisco, Sausalito offers visitors and residents an eclectic small-town culture with metropolitan benefits.

# Aerial View



**Subject Property**  
109 West St

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Information herein deemed reliable, but not guaranteed.  
DRE# 01499008



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Unit #	SF	Unit Type	Unit Description	Current Rent	Market Rent
1	1047	2BR/1BA	Water Views	\$4,200	\$4,300
2	366	Studio	Wood Stove	\$1,650	\$1,950
3	1304	2BR/2BA	Office / Water Views	\$4,100	\$4,500
<b>Total</b>	<b>2717 SF</b>	<b>Gross Monthly Income</b>		<b>\$9,950</b>	<b>\$10,750</b>
<b>Gross Annual Income</b>				<b>\$119,400</b>	<b>\$129,000</b>



Income	Current	Market
<b>Gross Monthly Income</b>	<b>\$9,950</b>	<b>\$10,750</b>
<b>Gross Annual Income</b>	<b>\$119,400</b>	<b>\$129,000</b>

Expenses	
New Taxes (@ 1.1186%)	\$21,242
Sewer Assessment (from taxbill)	\$3,821
Fixed Assessments (from taxbill)	\$1,585
Insurance	\$5,090
Water	\$1,677
PG&E (House Meter)	\$641
Trash	\$2,366
<b>Total Annual Expenses</b>	<b>\$36,422</b>

	Current	Market
<b>Net Operating Income</b>	<b>\$82,978</b>	<b>\$92,578</b>

<b>Price</b>	<b>\$1,899,000</b>
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<b>GRM</b>	<b>15.90</b>	<b>14.72</b>
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<b>Cap Rate</b>	<b>4.37%</b>	<b>4.88%</b>
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<b>Price/Unit</b>	<b>\$633,000</b>
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<b>Price/SF</b>	<b>\$699</b>
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Address	Total Units	Unit Type(s)	Price	\$/SF
172 Bulkley Ave Sausalito, CA	4	1 - 2/1 3 - 1/1	\$2,100,000	\$784
COE: 01/30/25				



Address	Total Units	Unit Type(s)	Price	\$/SF
516-518 Olive St Sausalito, CA	3	1 - 2/2 1 - 2/1 1 - Studio	\$3,250,000	\$949
COE: 08/08/24				



Address	Total Units	Unit Type(s)	Price	\$/SF
105 3rd St Sausalito, CA	4	1 - 2/2 3 - 1/1	\$2,500,000	\$654
COE: 11/15/24				



Address	Total Units	Unit Type(s)	Price	\$/SF
203 Valley St Sausalito, CA	3	3 - 2/2	\$2,710,000	\$668
COE: 12/13/24				



Subject Property	Total Units	Unit Type(s)	Price	\$/SF
109 West St Sausalito, CA	3	1 - 2/2 1 - 2/1 1 - Studio	\$1,899,000	\$699



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