



NICE CORNER BUILDING FOR SALE!

2401 46TH AVENUE
SAN FRANCISCO, CA 94116 | OUTER SUNSET DISTRICT

REMODELED PROPERTY OFFERS
GROUND-LEVEL LUXURY SPA
AND UPSTAIRS 3-BEDROOM UNIT

PRICE: \$1,488,000

NEIGHBORHOOD: OUTER SUNSET
CORNER OF TARAVAL STREET & 46TH AVENUE

SIZE:

±1,705 SF

RETAIL SPACE AND THREE BEDROOM UNIT
FOR SALE

INVESTMENT OPPORTUNITY
PLEASE DO NOT DISTURB EMPLOYEES

NOW AVAILABLE

EXCEPTIONAL MIXED-USE OPPORTUNITY.
POSSIBLE COMMERCIAL-TO-RESIDENTIAL CONVERSION.

REMODELED, GROUND-LEVEL LUXURY SPA SPACE

- High exposure corner
- Terrific for Owner/User or Passive Investor
- Excellent location in a strong residential neighborhood!
- Located on MUNI train and multiple bus lines
- Reception Area, three Private Rooms, Storage Room and Shed
- Two Shower Rooms and One Half Bathroom

SPACIOUS, REMODELED UPSTAIRS LIVING QUARTERS

- Master Bedroom with Master Bathroom
- Some ocean views
- Two additional bedrooms and half bathroom
- Large living room, formal dining room and kitchen
- Short walk to restaurants, shops and Ocean Beach



INCORPORATED | EST. 1922

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

JOHN E. MUGNANI

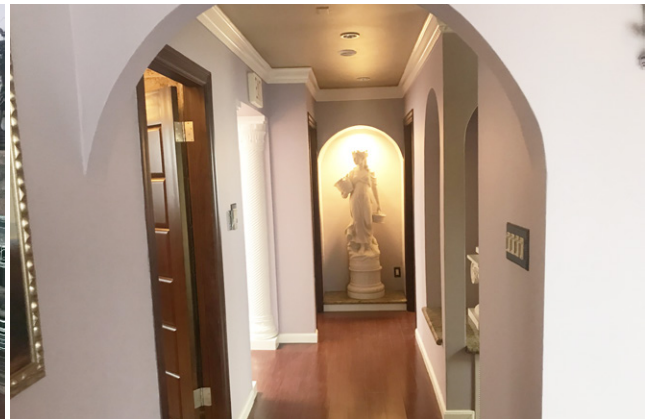
415.321.7487 | jm@brsf.co | BRE #01742319

JEREMY BLATTEIS

415.321.7493 | jfb@brsf.co | BRE #01460566

sfretail.net

PROPERTY PHOTOS



INCORPORATED | EST. 1922

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

JOHN E. MUGNANI

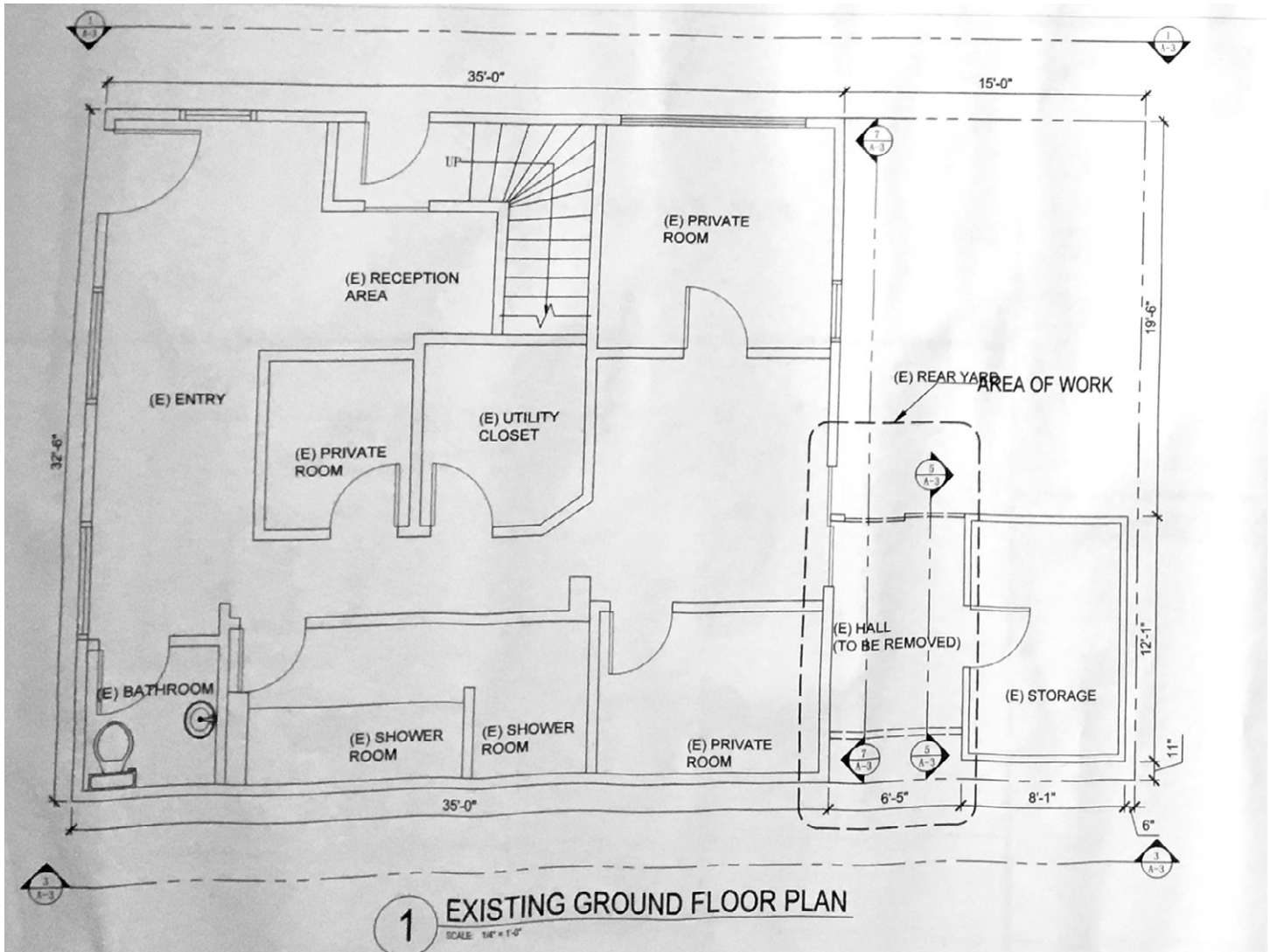
415.321.7487 | jm@brsf.co | BRE #01742319

JEREMY BLATTEIS

415.321.7493 | jfb@brsf.co | BRE #01460566

sfretail.net

GROUND FLOOR PLANS



INCORPORATED | EST. 1922

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

JOHN E. MUGNANI

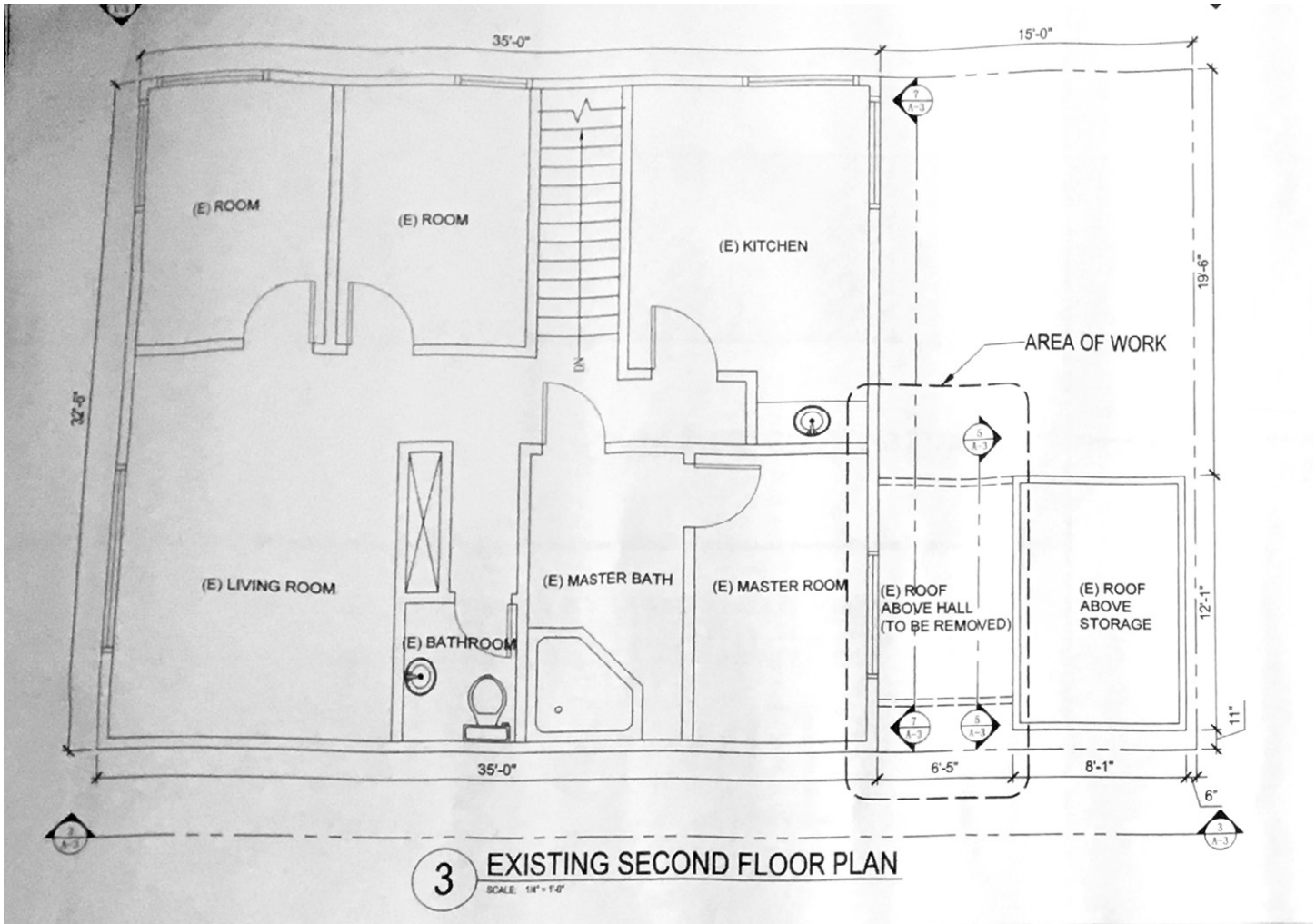
415.321.7487 | jm@brsf.co | BRE #01742319

JEREMY BLATTEIS

415.321.7493 | jfb@brsf.co | BRE #01460566

sfretail.net

SECOND FLOOR PLANS



JOHN E. MUGNANI
415.321.7487 | jm@brsf.co | BRE #01742319

JEREMY BLATTEIS
415.321.7493 | jfb@brsf.co | BRE #01460566

sfretail.net

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

PROPERTY ELEVATION PLANS



INCORPORATED | EST. 1922

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

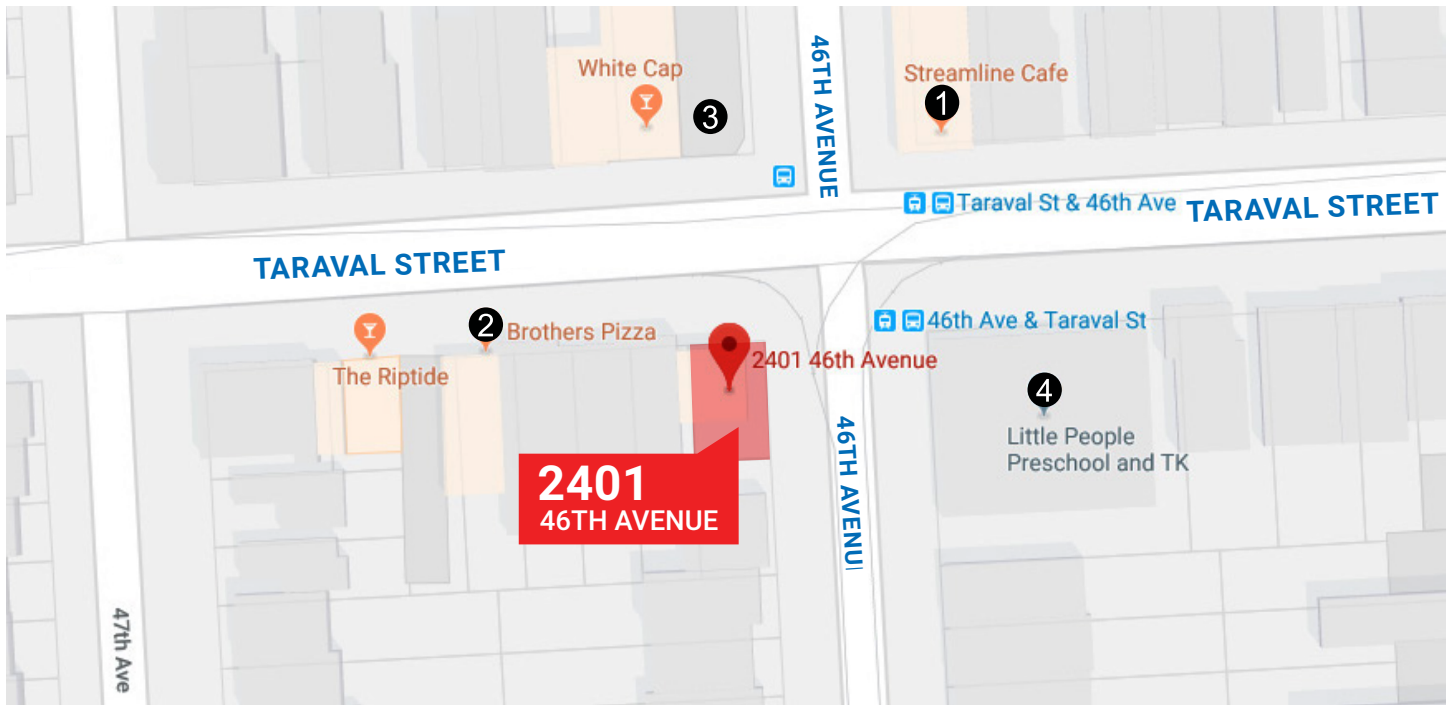
JOHN E. MUGNANI

415.321.7487 | jm@brsf.co | BRE #01742319

JEREMY BLATTEIS

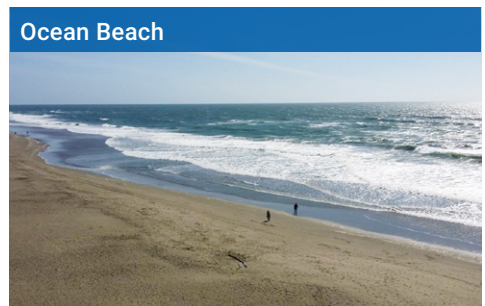
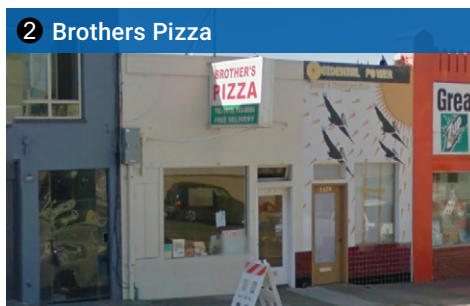
415.321.7493 | jfb@brsf.co | BRE #01460566

sfretail.net



POPULAR NEARBY TENANTS

● Popular Nearby Tenants



INCORPORATED | EST. 1922

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

JOHN E. MUGNANI

415.321.7487 | jm@brsf.co | BRE #01742319

JEREMY BLATTEIS

415.321.7493 | jfb@brsf.co | BRE #01460566

sfretail.net