

FLEX MULTIPURPOSE COMMERCIAL CONDO FOR SALE

3450 3RD STREET | UNIT 3D

SAN FRANCISCO, CA 94124 | INDIA BASIN

BAY PARK



INCORPORATED | EST. 1922

CELEBRATING
100 Years

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EXECUTIVE SUMMARY

Blatteis Realty is pleased to offer owner/users and investors an opportunity to purchase 3450 3rd Street, Unit #3D, San Francisco, CA.

This functional 3,150 square feet commercial condominium with parking is situated within the sought after Bay Park Complex.

Bay Park is centrally located in the dynamic India Basin/Dogpatch community. This vibrant and growing area is in close proximity to thriving business entities and wonderful restaurants. Convenient access is available to all major freeways and arteries and the F MUNI Light Rail line passes by.

Property zoning and CC+Rs allow multiple uses including warehouse, office, food service, laboratory and more.

The Ground Floor warehouse area consists of a private entrance, a clear span garage door with drive-in loading access, ±20' ceiling, a large cooling unit, multiple sinks, restroom, mezzanine for additional storage, and breakroom.

The Second Floor offers two spacious private offices, two storage rooms and a kitchenette with refrigerator, dishwasher and sink. Skylights provide plenty of natural lighting.

PROPERTY SUMMARY

Asking Price:	\$1,950,000
Building Size:	Ground Floor ±1,900 Sq Ft Second Floor ±1,250 Sq Ft Total ±3,150 Sq Ft
Price Per Sq Ft:	\$619.05
Property Type:	Commercial/Industrial Condominium
Zoning:	PDR-2 Production, Distribution + Repair
Year Built:	1987
APN:	5211-037



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● **3450 3rd Street Unit 3D**



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Ground Floor



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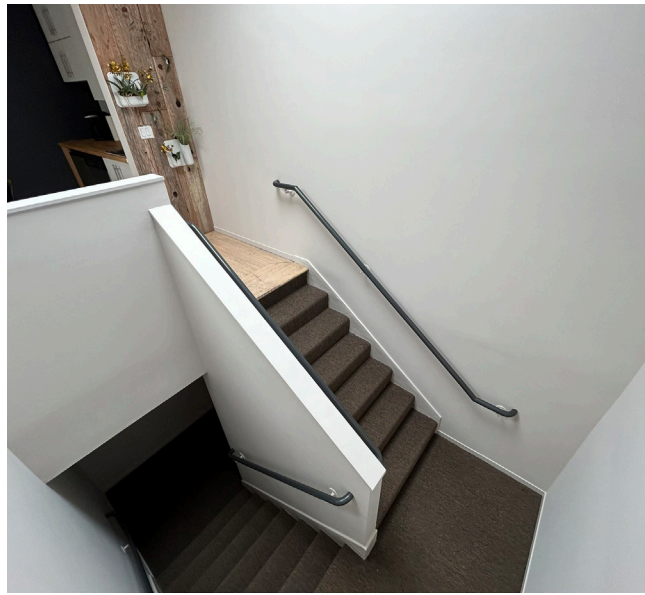
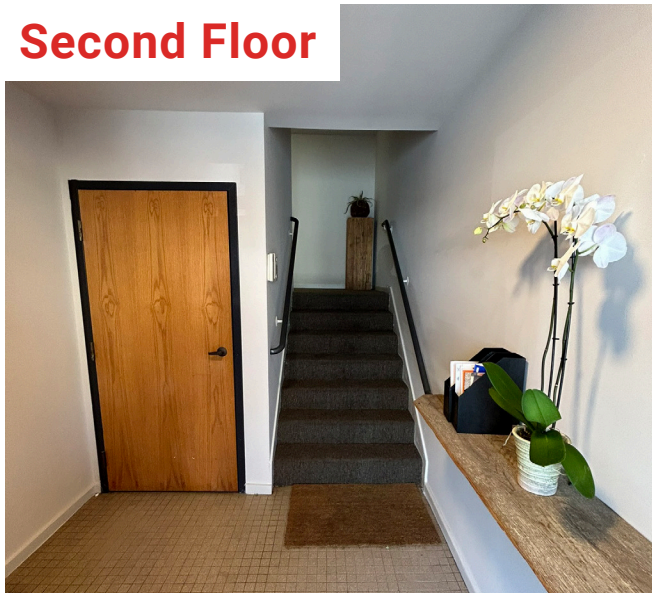
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Second Floor



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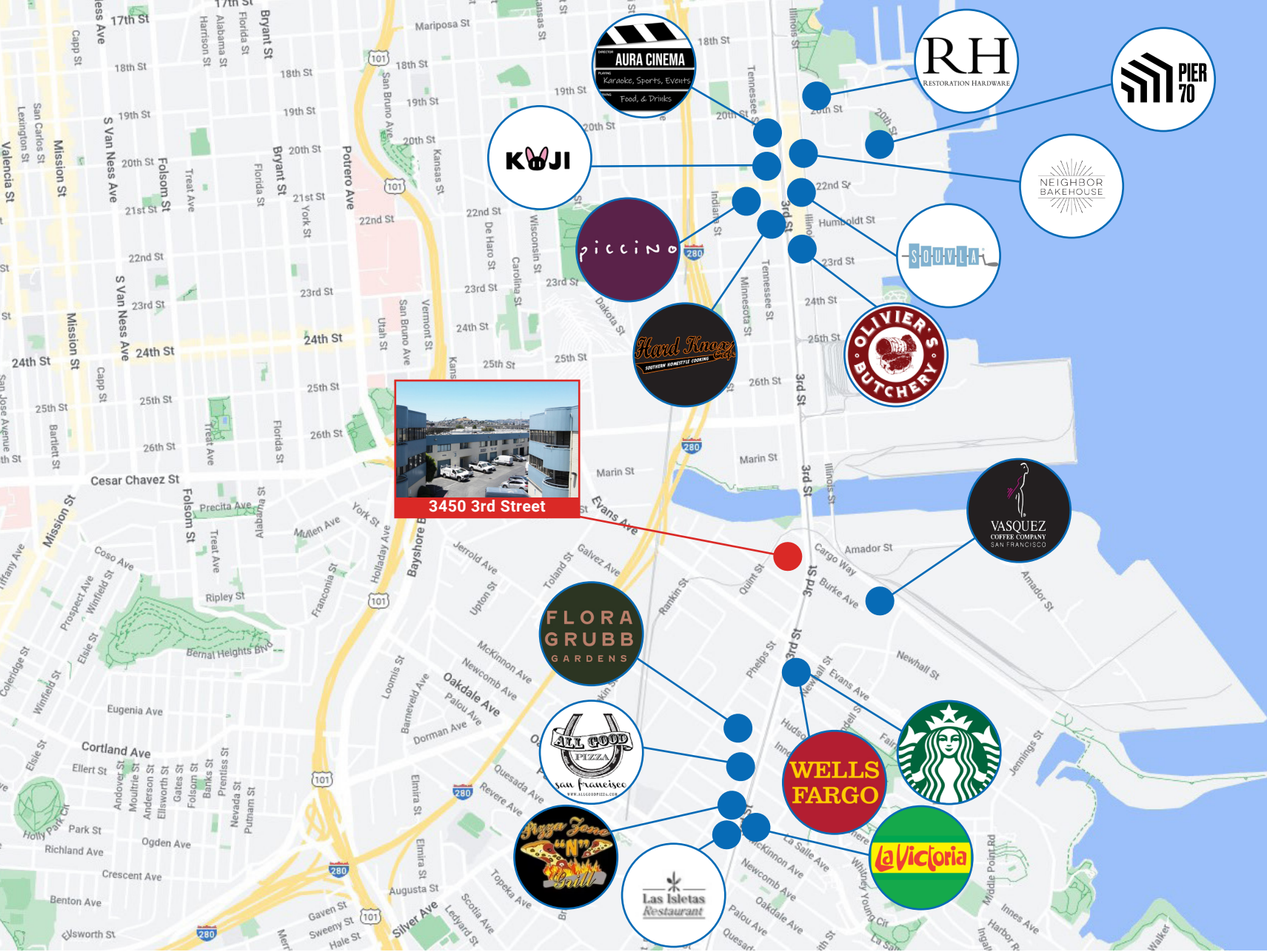
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NEARBY TENANTS



LA FROMAGERIE CHEESE SHOP



RESTORATION HARDWARE



PICCINO



SOUVLA



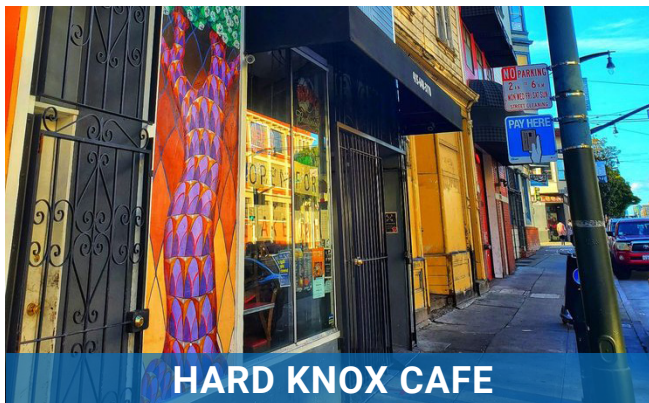
PIER 70



AURA CINEMA



LA LAGUNA



HARD KNOX CAFE



ALL GOOD PIZZA



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