

COMPASS
COMMERCIAL



50 MENDELL STREET, SUITE 11 SAN FRANCISCO CA 94124

WAREHOUSE CONDOMINIUM FOR SALE | ± 2,077 SQUARE FEET

EXCLUSIVELY LISTED BY:

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.418.4171

DRE 01509978

ADAM FILLY

Adam@AdamFilly.com

415.516.9843

DRE 01354775

TABLE OF CONTENTS

03 Executive Summary

04 Location Map

05 Photos



Davis Nguyen

415.418.4171

Davis@theDNgroupSF.com
theDNgroupSF.com

DRE #01509978



Adam Filly

415.516.9843

Adam@AdamFilly.com
AdamFilly.com

DRE # 01354775

COMPASS COMMERCIAL



EXECUTIVE SUMMARY

50 MENDELL ST, SUITE 11

San Francisco CA 94103

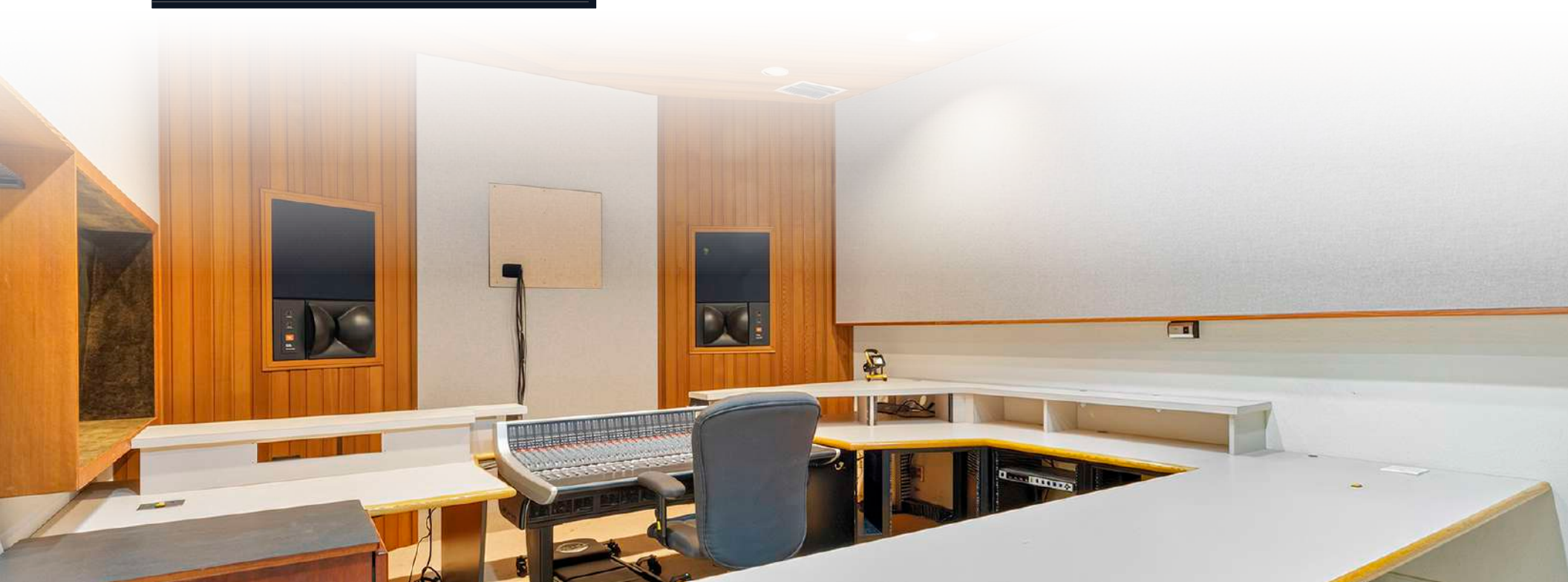


Offered at \$1,250,000

APN	5203-056
Unit Size	± 2,077 Square Feet
Zoning	PDR-2
Year Built	1982
HOA Dues	\$750 per month

Rare opportunity to own a turnkey creative production facility in San Francisco's Bayview. This ±2,077 SF industrial condominium was built out and operated as a recording studio: two large studios each comprised of a generously proportioned control room with client/producer desk seating behind the mix position and an adjacent recording booth with view through windows from the connected control room, a third smaller studio without recording booth configured recently for use as a photo/video color grading studio, lounge/dining room, kitchenette, and finished two room front office/reception; four off-street parking spaces. HOA dues are \$750 per month.

- ± 2,077 SF industrial condominium — Bayview District, built 1982
- Built out as a professional recording studio: two recording studios, control room, sound booth, and a smaller studio used for video color grading
- Finished front office and kitchenette
- 4 parking spaces included with the unit — exceptionally rare for SF creative space
- Private grade-level roll-up door plus separate storefront entrance
- PDR-2 zoning — Production, Distribution & Repair; supports production, fabrication, studio, and light manufacturing uses
- Concrete tilt-up construction, fully sprinklered building
- Owner-user financing eligible — SBA 504 potential



LOCATION MAP

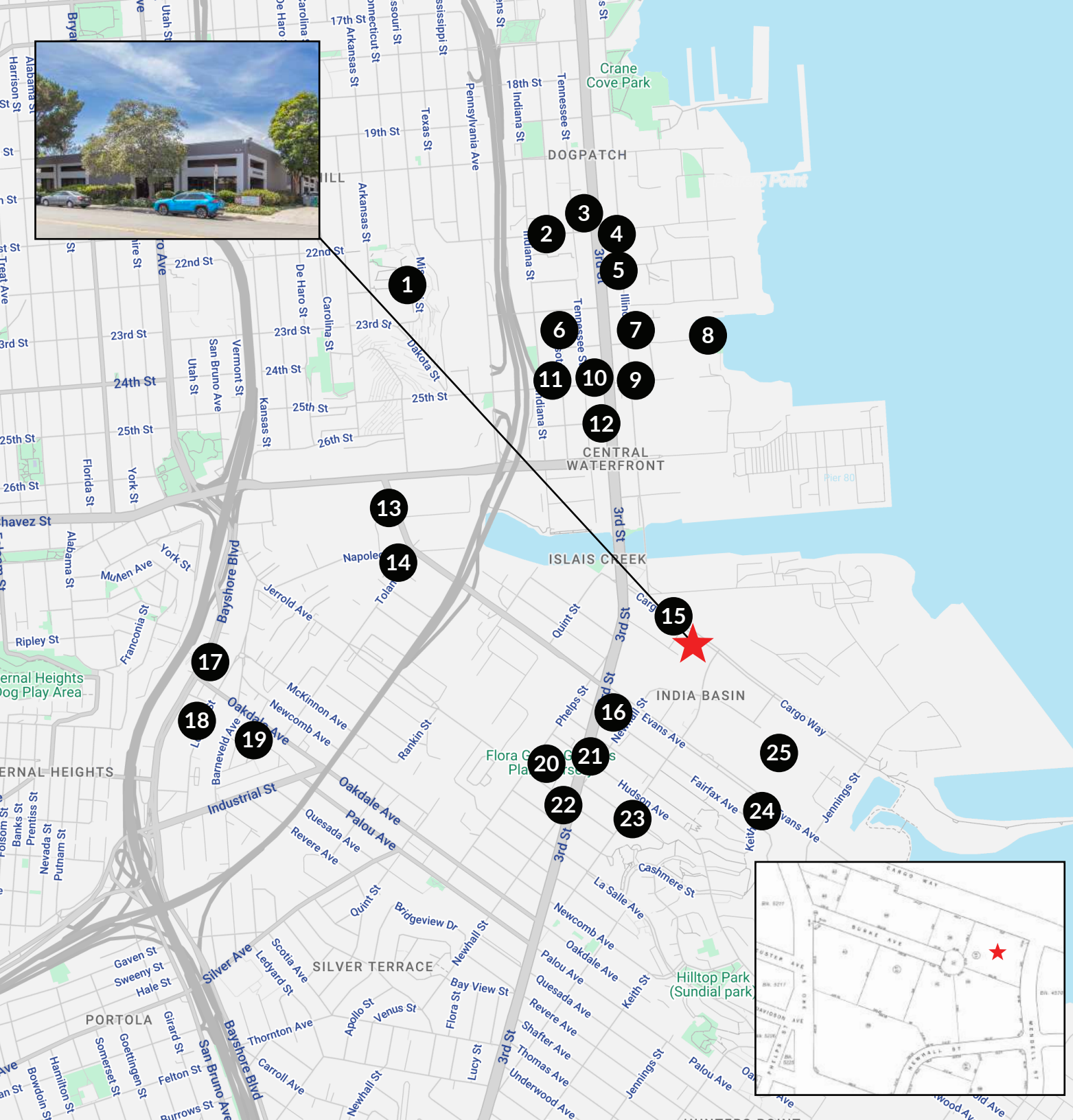
1. Potrero Hill Recreation Center
2. Piccino
3. Dogpatch Saloon
4. Souvla
5. Dogpatch Boulders
6. Besharam Indian
7. Abc Rugs
8. Warm Water Cove Park
9. Tacos El Flaco
10. Shell
11. Scale Up Fine Art Printing
12. The Wine House
13. Restaurant Depot
14. The Deli Lama
15. Vasquez Coffee
16. Starbucks
17. The Old Clam House
18. Grocery Outlet
19. Sequoia Sake
20. Flora Grubb Plant Nursery
21. Constanso's Sandwiches
22. All Good Pizza
23. Epique Eats
24. Rome's Kitchen
25. USPS

Commute Times

Bay Bridge **20 mins** by car

SFO Airport **15 mins** by car

Golden Gate Bridge **35 mins** by car









CONFIDENTIALITY & DISCLOSURE

COMPASS COMMERCIAL

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source,

whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

Davis Nguyen

415.418.4171
Davis@theDNgroupSF.com
DRE #01509978

Adam Filly

415.516.9843
Adam@AdamFilly.com
DRE #01354775