

55 POTRERO AVENUE

SAN FRANCISCO CA 94103

WAREHOUSE/SHOWROOM BUILDING FOR SALE
Major Price Reduction! Now Offered at \$3,100,000



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THE **DN** GROUP

PROPERTY OVERVIEW

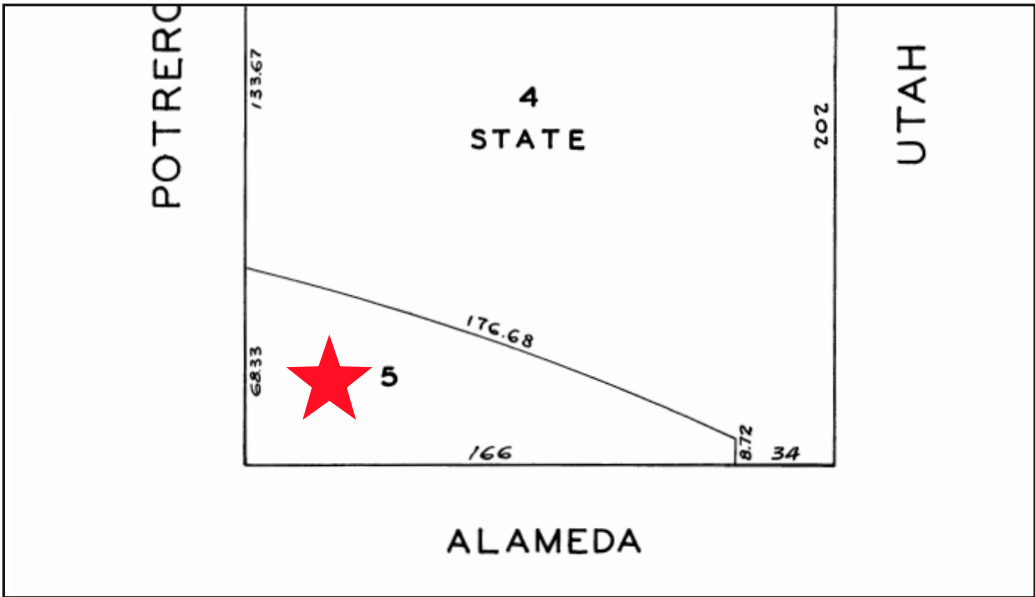
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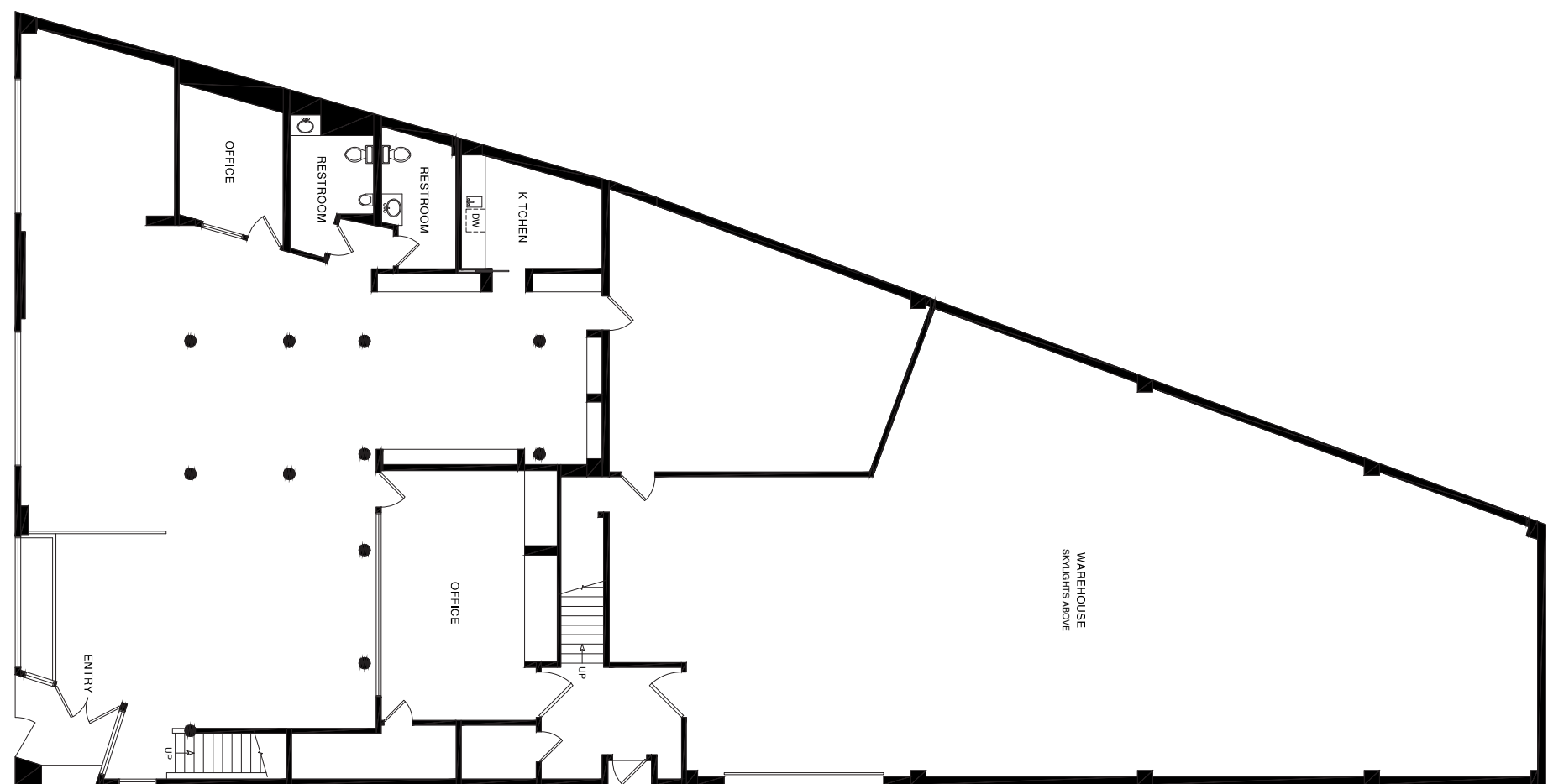
Compass Commercial is pleased to present the opportunity to purchase a premier warehouse/showroom building situated in the Showplace Square District of San Francisco. 55 Potrero Avenue consists of two floors with approximately 9,455 square feet and is situated on a 6,830 square foot lot. The property features an open floor plan on the ground floor with a roll-up door, a private office, a kitchen, high ceilings, and skylights that provide an abundance of natural light. The second floor has large windows, three office areas, and two restrooms.



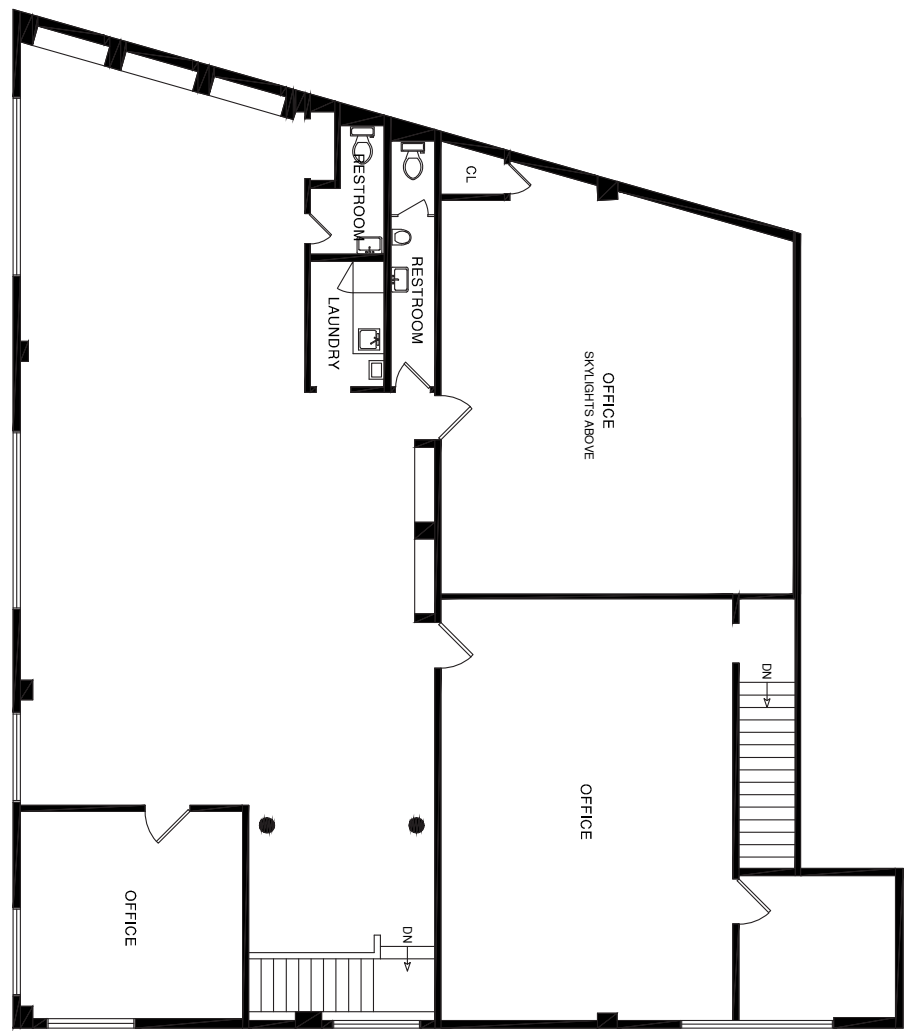
Asking Price	\$4,495,000 \$3,100,000
Building SqFt	± 9,455
Lot SqFt	± 6,830
Zoning	PDR-1-G
APN	3907-005



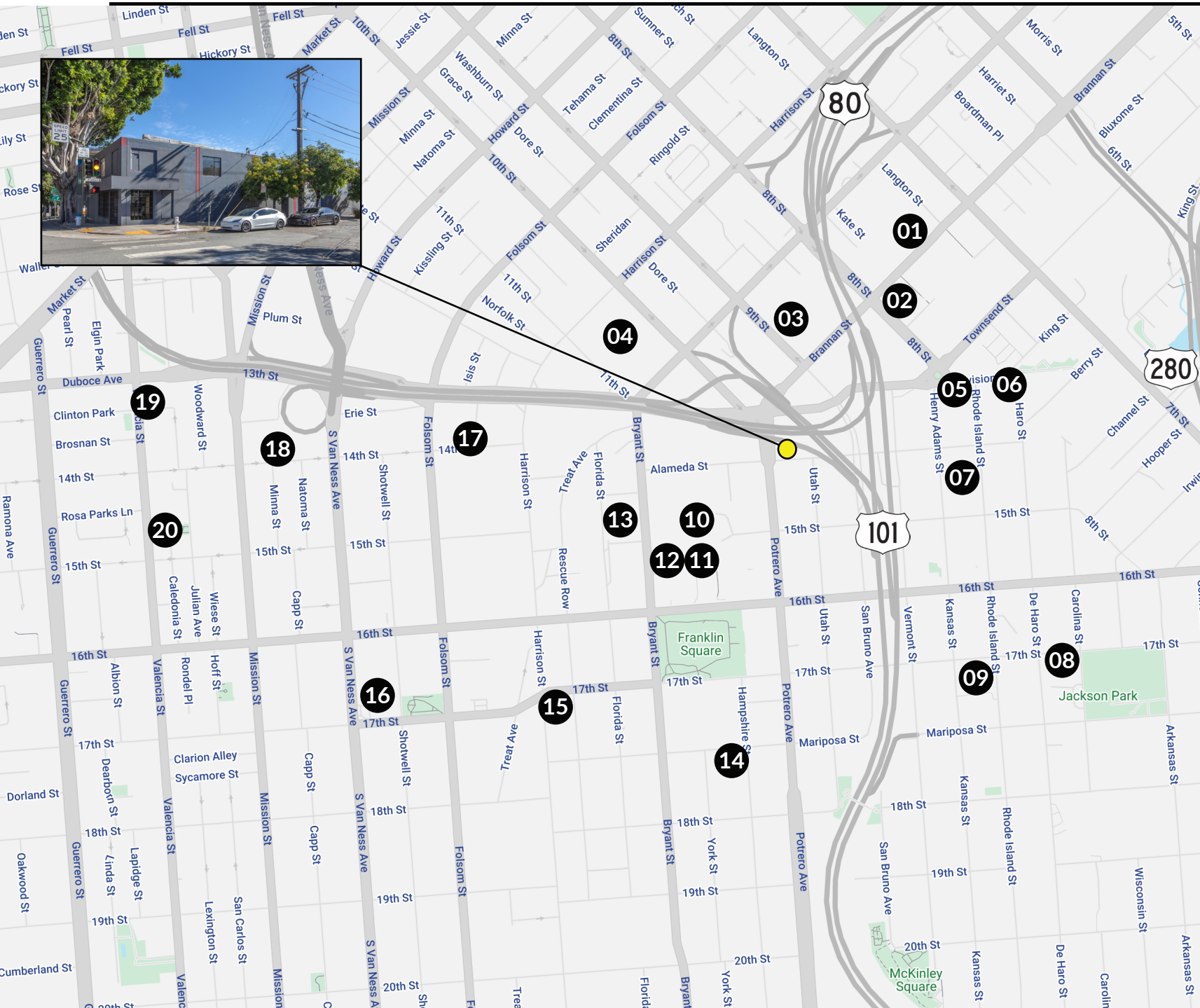
FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - 2ND FLOOR



LOCATION MAP



LOCATION MAP

- 1) REI
- 2) Peet's Coffee
- 3) Trader Joe's
- 4) Costco Wholesale
- 5) Niku Steakhouse
- 6) Dumpling Time - Design District
- 7) San Francisco Design Center
- 8) Philz Coffee
- 9) Whole Foods
- 10) Safeway
- 11) Noah's NY Bagels
- 12) Petco
- 13) Sports Basement
- 14) The Morris
- 15) Gus's Community Market
- 16) Mission Bowling Club
- 17) Pink Onion
- 18) Standard Deviant Brewing
- 19) Burma Love
- 20) Four Barrel Coffee

Nearby MUNI

- 9 San Bruno
- 8 Bayshore
- 3 Ashbury/18th St











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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.



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