

Retail Condo

420 S Van Ness Ave, San Francisco, CA 94103



Presented By:
Capital Group Realty



Retail Condo

420 S Van Ness Ave, San Francisco, CA 94103

Property Details

Exciting opportunity available in the SoMa district for a retail/commercial condo/restaurant. SoMa, or South Market, is a vibrant area featuring warehouses, art galleries, loft apartments, office buildings, diverse dining options, and trendy nightlife spots. This neighborhood is renowned for its bustling arts scene, abundant entertainment options, and a community of like-minded professionals.

Situated on the ground floor with a shared patio, this location at 420 S Van Ness offers a strategic advantage. It is conveniently positioned just one mile away from the iconic Civic Center Plaza. Notably, it shares proximity with major companies such as Twitter, Uber, Reddit, and Square, all within a 10-minute drive. Employees will appreciate the nearby access to essential amenities like Costco, Fitness SF, Target, Sextant Coffee Roasters, and numerous stylish eateries, all just a short walk from the property.

This modern commercial condo is the complete package, fulfilling all requirements. It boasts a unique and well-designed open floor plan. The highlights include cutting-edge design, high ceilings, custom concrete flooring, and an exceptional custom-built steel mezzanine, which adds a distinctive touch. With its proximity to Civic Center/UN Plaza, public transit options, and a wide range of dining choices, 420 S Van Ness is the ideal choice for a contemporary workplace that doesn't compromise on quality.

Price: \$825,000

- Within a short walking distance to desirable amenities for employees, including Fitness SF, Target.
- High ceilings, ample natural light, and open floor plan - ideal for versatile office arrangements.
- Just minutes away from I-80 and I-280, walking distance to Civic Center and public transit options.
- Delivered vacant at close of escrow.

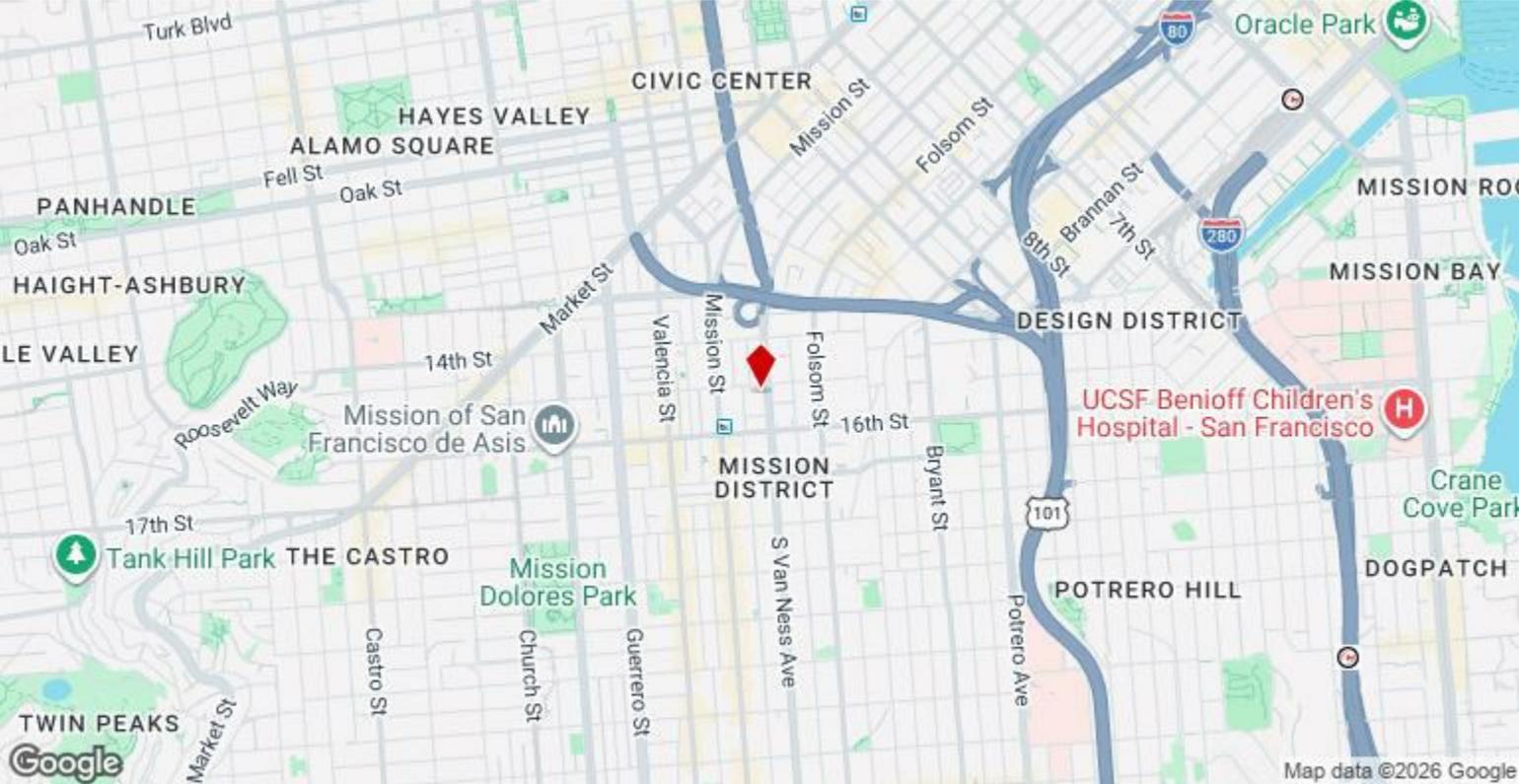
View the full listing here: <https://www.loopnet.com/Listing/420-S-Van-Ness-Ave-San-Francisco-CA/28771307/>

Price:	\$825,000
Unit Size:	1,280 SF
No. Units:	1
Property Type:	Multifamily
Property Subtype:	Apartment
Sale Type:	Investment or Owner User
Building Class:	A
Floors:	5
Typical Floor Size:	9,069 SF
Year Built:	2014
Lot Size:	0.32 AC
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	99 (Rider's Paradise)

Retail Condo

420 S Van Ness Ave, San Francisco, CA 94103

Location



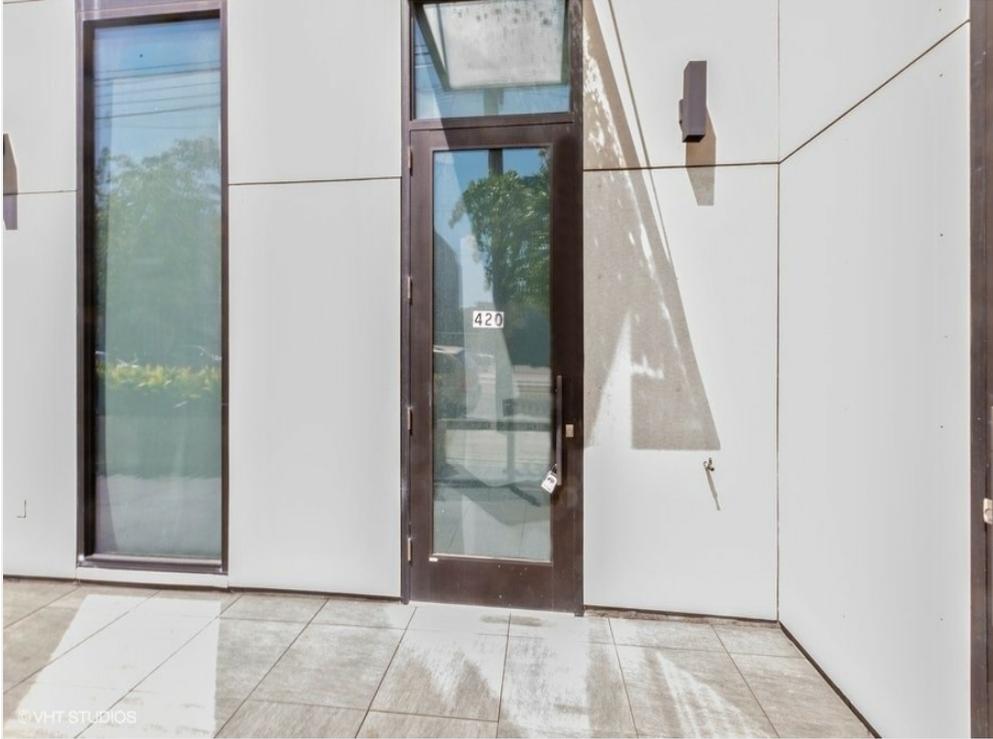
Retail Condo

420 S Van Ness Ave, San Francisco, CA 94103

Property Photos



Primary Photo



Building Photo

Retail Condo

420 S Van Ness Ave, San Francisco, CA 94103

Property Photos



Interior Photo



Interior Photo

Retail Condo

420 S Van Ness Ave, San Francisco, CA 94103

Property Photos



Patio

Retail Condo

420 S Van Ness Ave, San Francisco, CA 94103

420 S Van Ness Avenue is being offered for sale at \$825,000. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow. Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Capital Group Realty, Inc.



Vlad Okel

info@capitalgrouprealty.net

(916) 715-2089

Capital Group Realty

DRE 01897903

5941 San Juan Ave, Suite 12B
Citrus Heights, CA 95610

