

FOR SALE

490 Post Street, Suite 452

490 POST STREET, SUITE 452

San Francisco, CA 94102

PRESENTED BY:

**CATHERINE HOUSE, CRE,
CCIM, FRICS**

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CalDRE #01327824

LYNSEY KAYSER

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lynsey.kayser@svn.com

CalDRE # 01990180



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$144,000
SUITE SIZE:	±156 RSF
ZONING:	C-3-G Downtown General Commercial
MONTHLY OWNERS ASSN DUES:	\$280 per month
APN:	0296-042

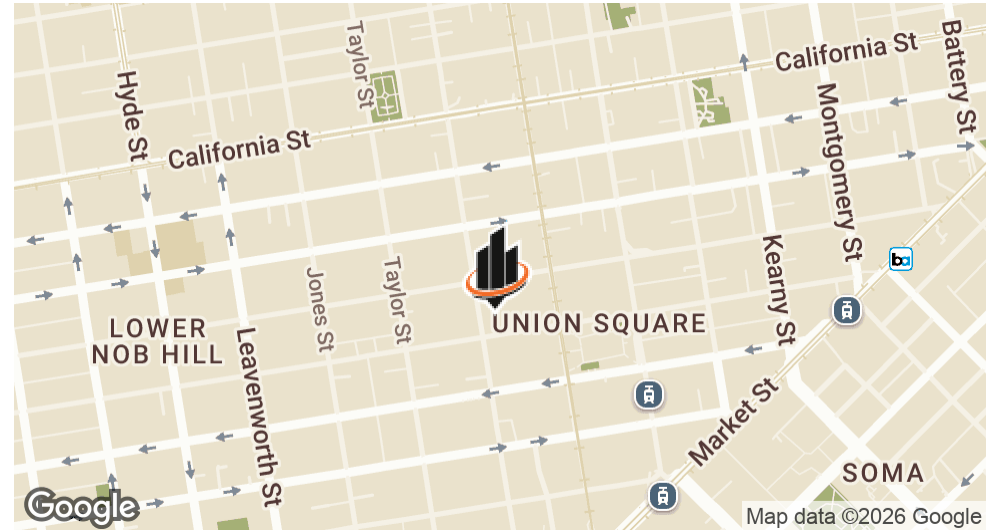
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PROPERTY DESCRIPTION

±156 RSF office space facing Nob Hill available for purchase. Operable window with lots of natural light. It can be used as office or medical office. Monthly dues include all utilities and janitorial expenses. 490 is one of the main medical/dental building in San Francisco located in a prime Union Square location. Monthly parking available in the building. Multiple parking garages within a block.

PROPERTY HIGHLIGHTS

- Prime Union Square location
- Open 24/7 with building security
- Easy management of Owners Association expenses through professional management company
- Great transportation links, BART and Muni at Powell Street
- Paid parking available in the building. Multiple parking garages within a block

SVN | CAPITAL WEST PARTNERS

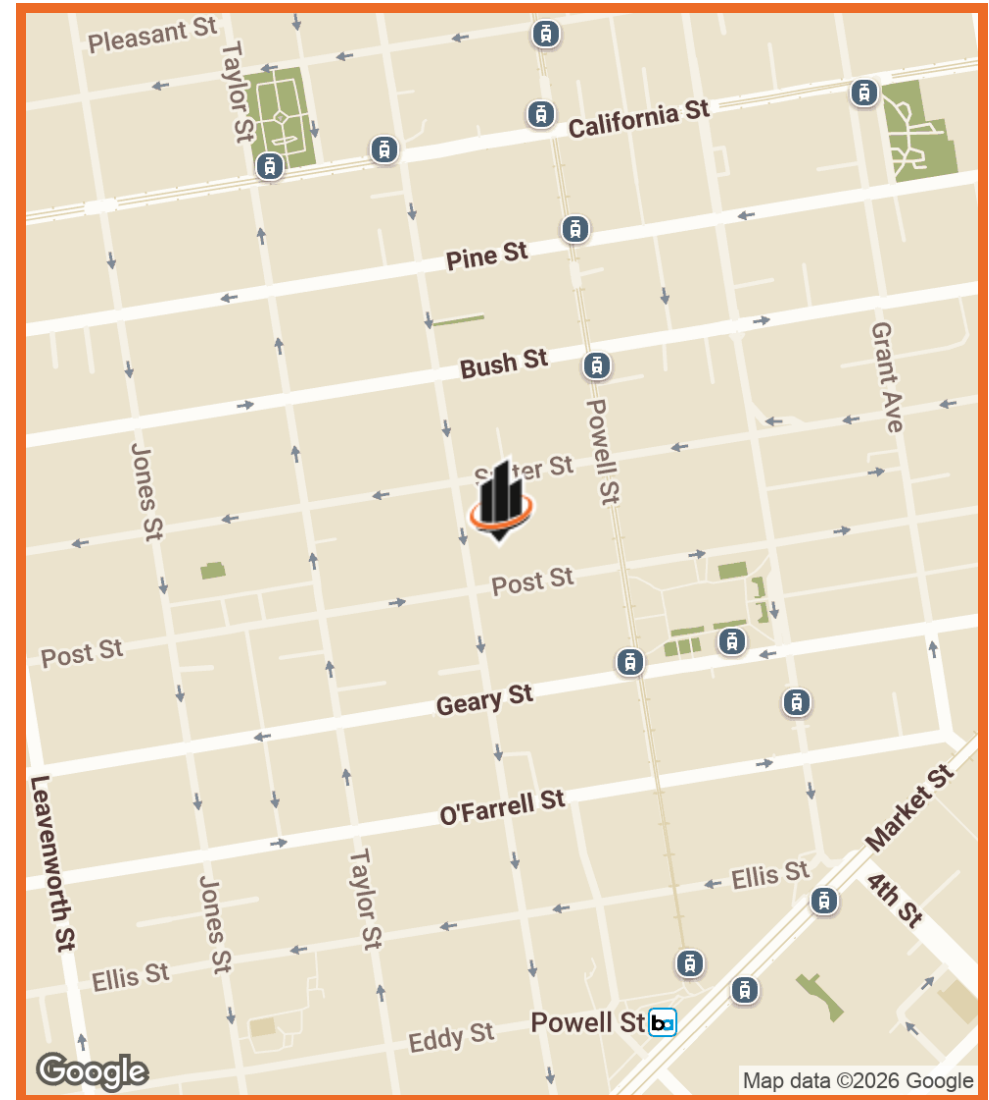
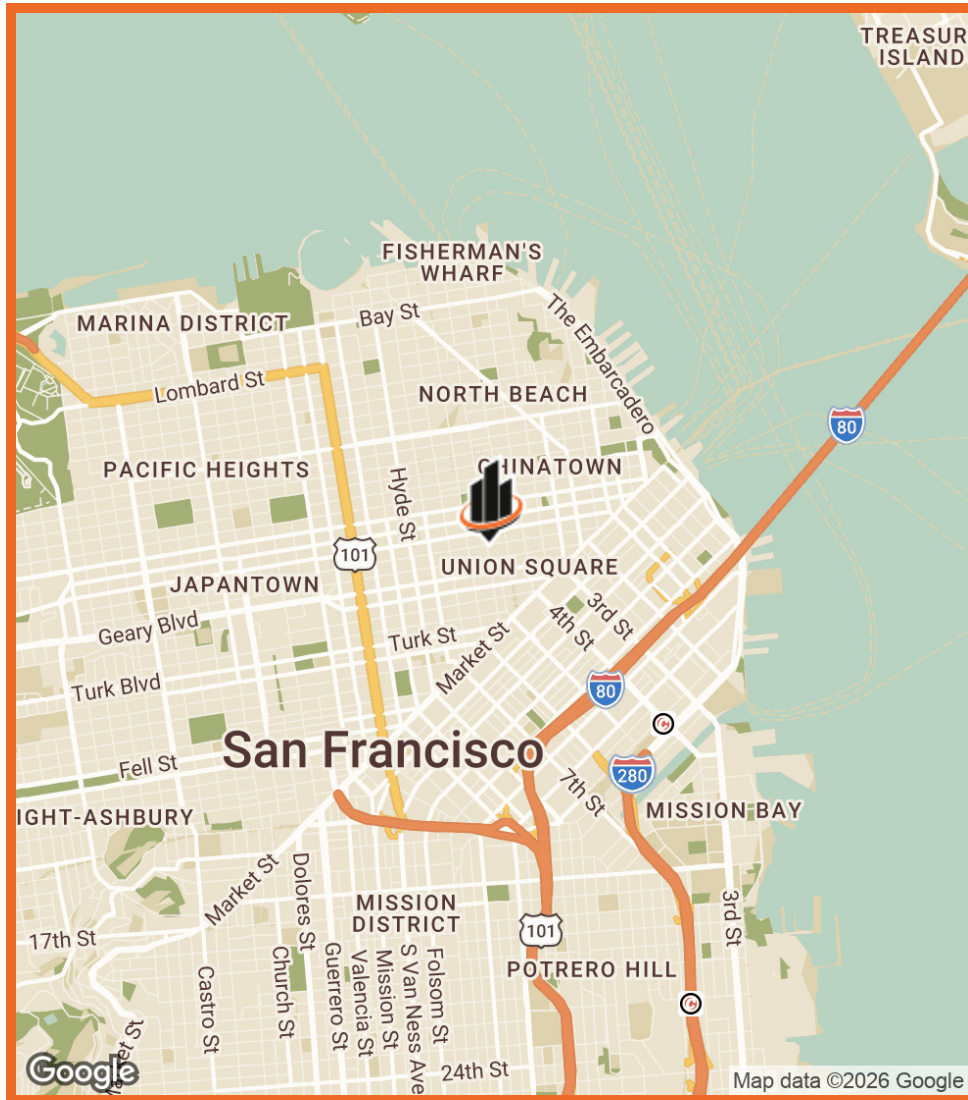
SUITE 452 INTERIOR



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LOCATION MAP



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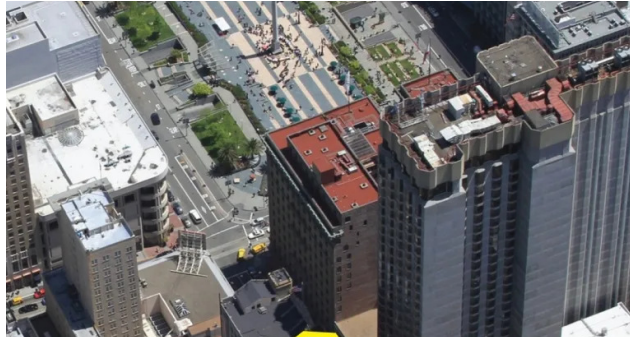
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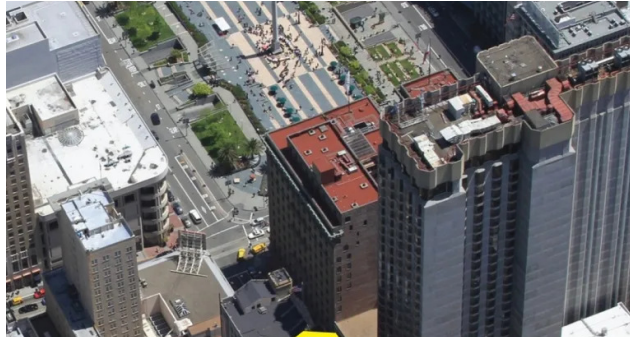
ADDITIONAL PHOTOS



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