

# 2 Buildings on 2 Lots, Sausalito

\$3,400,000

1917-1919 Bridgeway, Sausalito



- \* 2 Commercial Buildings on 2 lots located at 1917-1919 Bridgeway, Sausalito.
- \* A highly visible corner location. \* Fully occupied by Tenants. \* Easy to show.

## \* 2 lots:

- 1) APN 064-141-02 (1917 Bridgeway) Built 1917 (1911 sq.ft. per tax record)
- 2) APN 064-141-01 (1919 Bridgeway) Built 1931 (755 sq.ft. per tax record)

## \* 3 commercial tenants:

- 1) 1917 Bridgeway ground floor: Fred's Coffee Shop established since 1966.  
Rent: \$11,593 / month - Lease expiration: July 9, 2028, rent escalation 2.5% annual, and option period (5 + 5).
- 2) 1917 Bridgeway 2nd floor: Ocean Spa  
Rent: \$2,404 / month, Lease expiration: 10/31/2026, rent escalation 3%, and option period: none.
- 3) 1919 Bridgeway Ground floor: SwanZen Spa  
\$3,090 / month, Lease expiration 10/31/2025, rent escalation 3%, and option period 3 years.

Located in beautiful City of Sausalito, across the Golden Gate Bridge, A highly visible corner location on Bridgeway & Spring Street corner & Spring Street.

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All information furnished regarding property for sale, rental, or financing is from sources deemed in our sole opinion to be reliable. No representation is made as accuracy thereof and it is submitted to errors, omissions, change of price, rental or other conditions, prior sale, lease or financial or withdrawal without notice.



**Top pictures:** 1917-1919 Bridgeway, front of 2 buildings located on Bridgeway @ Spring Street and back of the property showing parking lot. **Middle pictures:** 1917 Bridgeway Ground floor: Fred's Coffee Shop, and Ocean Spa on 2nd floor from balcony entrance. **Bottom pictures:** 1919 Bridgeway : SwanZen Spa

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