

# 2976-2980 MISSION STREET A FULLY ENTITLED PROJECT



## THE OFFERING - CREATION OF A CONTEMPORARY CONDO OASIS

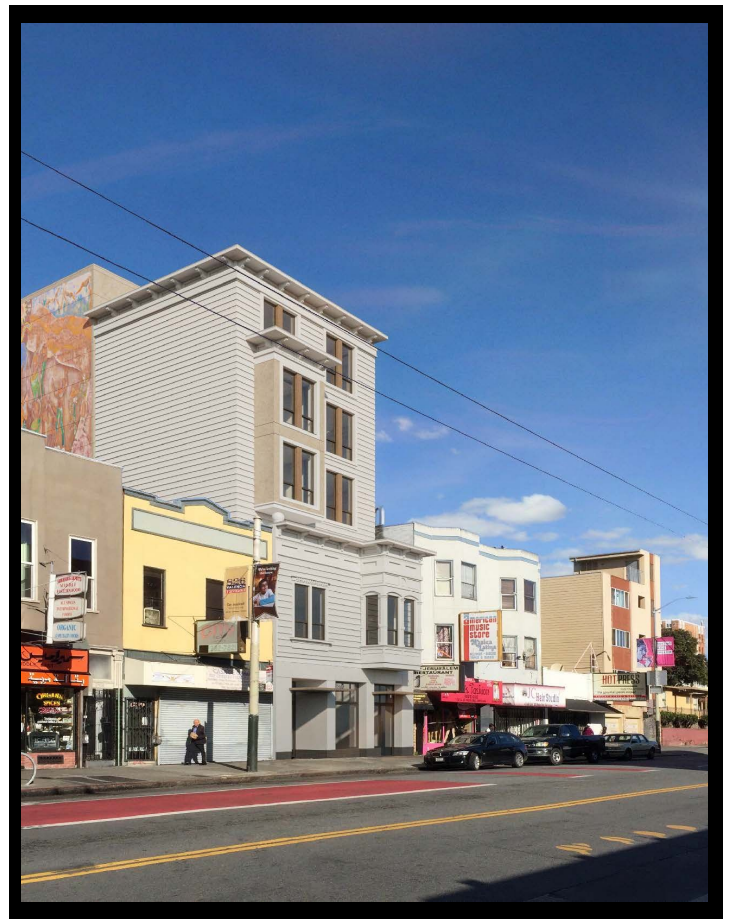
### Your time to build?!

The marketplace is looking for fully vacant buildings to occupy.

### Prime Development Opportunity:

- Mixed-use Complex in the Mission/Noe Valley/Bernal, San Francisco Neighborhood Corridor.
- Shovel ready Development project poised to meet the growing demand for modern living.
- Focused on open-concept living, the approved plans feature a newly constructed elevator building encompassing 8 condominiums and 1 commercial unit.
- Layout includes: 7 two-bedroom units, 1 one-bedroom unit, bike storage facilities, and 1 ground-floor commercial space.
- This development caters to the upward trend in median salaries, currently averaging \$166k annually and projected to grow by 20%.
- Easy access to amazing restaurants, hospitals and transportation hubs.
- Seize the opportunity to capitalize on seven years of meticulous planning as a FULLY Entitled Project.
- Whether your vision is to build and sell or build and lease, this prime development opportunity awaits your innovative touch - there are end users waiting for a build like this!

APPROVED BLDG SQFT	11,956
TOTAL UNITS	8 plus 1 Commercial
CONSTRUCTION	New Development / Condos
SITE SQFT	0.07 AC
PARCEL NUMBER	6529-007A
ZONING	NC3
PRICE	\$1,875,000



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