

PROPERTY OVERVIEW

49 DUBOCE AVENUE

List Price	\$1,950,000
Lease Rate	Please Call
APN	3532-039
Sq Ft	± 3,125
Lot Sq Ft	± 2,375
Zoning	PDR-1-G

Compass Commercial is pleased to present the opportunity to purchase or lease a premier warehouse and office building that has undergone a recent renovation in 2023. 49 Duboce Avenue is situated on the border of the South of Market and Mission Districts.

The property consists of two floors and is approximately 3,125 square feet in size and is situated on a 2,375 square foot lot. The property features an open floor plan on the ground floor with a roll-up door, and a private office in the rear. The second floor has a large window line that provides an abundance of natural light to the second floor office. The second floor office has its own restroom, shower, and roof deck. There is also a 1,200 square foot fully finished basement space with 8ft ceilings.

The building is zoned PDR-1-G which allows for a number of uses.

• Building: ± 3,125 Square Feet

• Lot Size: ± 2,375 Square Feet

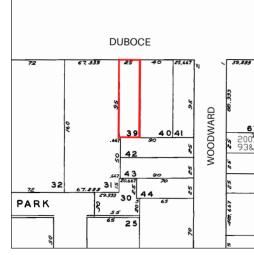
· Zoning: PDR-1-G

Year Built: 1907

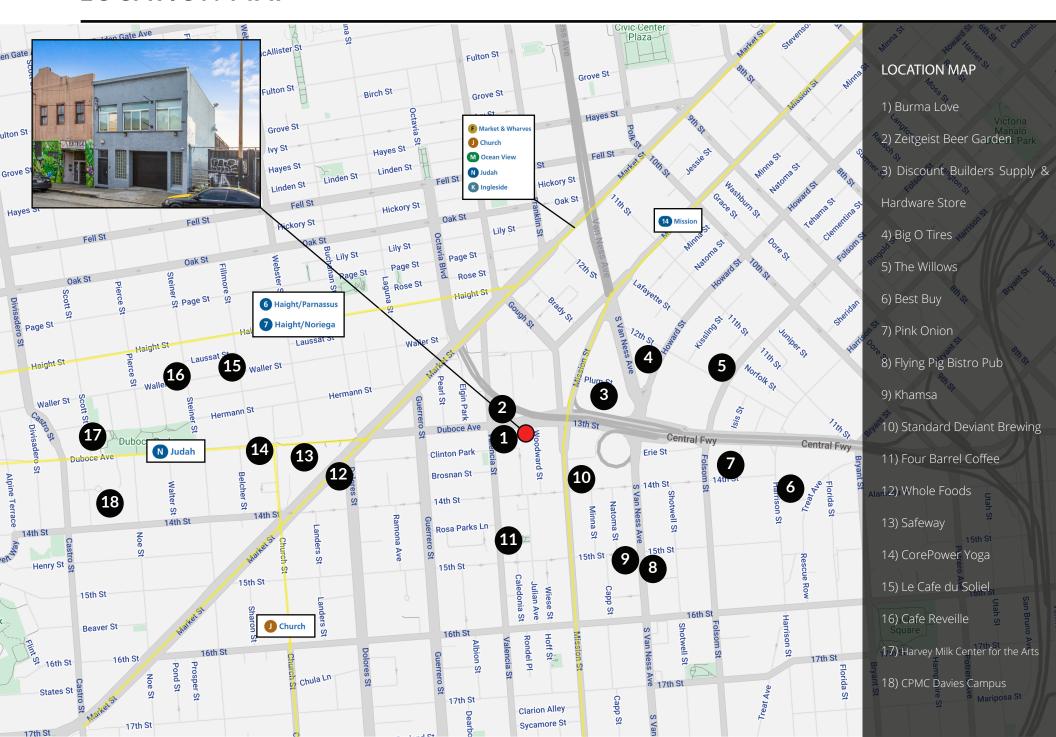
Year Renovated: 2023

Available: Immediately





LOCATION MAP

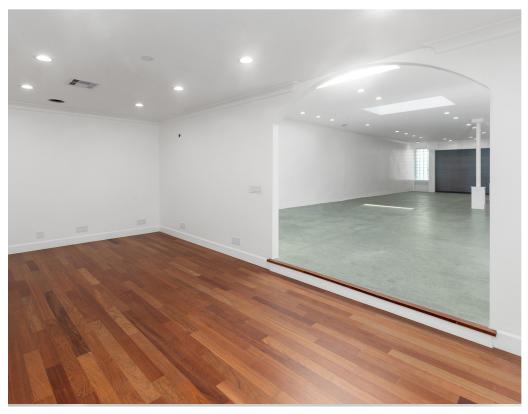








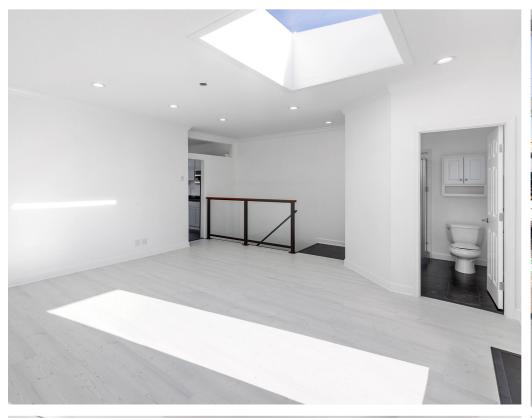








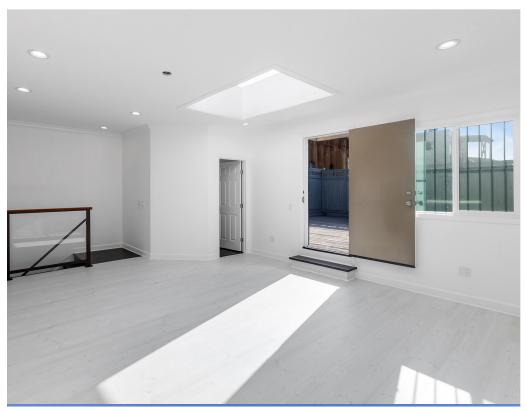








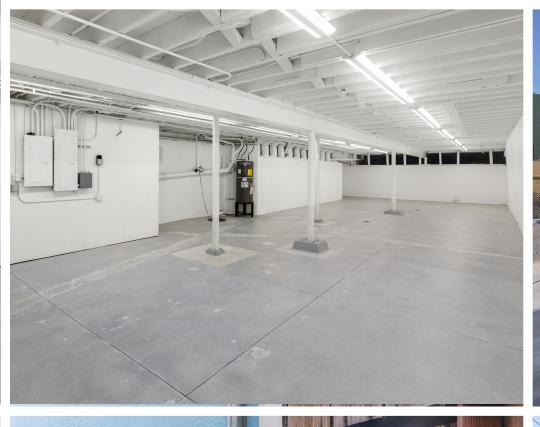


















COMPASS COMMERCIAL



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