

Prime Commercial Condominium Owner User or Investment Opportunity



**3309 Fillmore Street,
San Francisco, CA**



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3309 Fillmore Street

(Between Lombard & Chestnut)

Offered at
\$1,970,000

Ground Floor	2,174 Sq. Ft. *
Basement Level	1,091 Sq. Ft. *
Total	3,265 Sq. Ft. *

*Owners' Measurements



Ideally located commercial condominium in the popular Marina District between Lombard and Chestnut Streets. Shows well with its high ceilings and open spaces. It is currently occupied by a dental office. The ground floor has a large front office/lobby with marble floors and trim. There are two ADA bathrooms. There are three private offices and a dental work area featuring limestone flooring from Portugal.

The finished basement has several rooms of varying sizes with wall to wall carpeting and good ceiling height. There is a kitchen and washer and dryer hookups. The basement also has a bathroom with shower, sink and toilet and a built in safe.

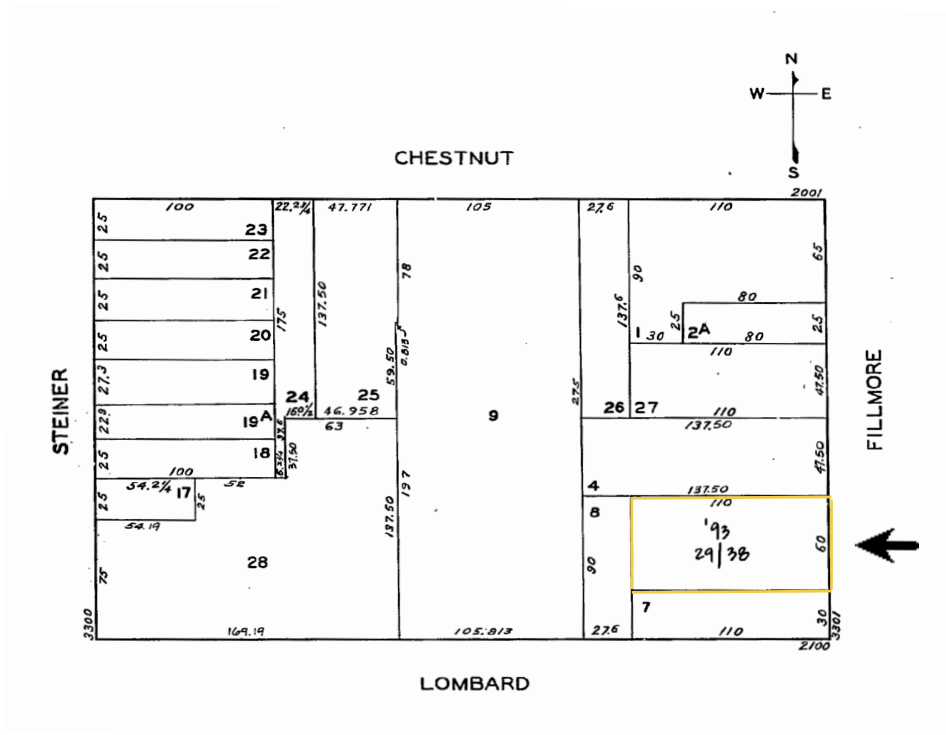
Both levels are fully sprinklered and have LED lighting throughout.

Existing dental equipment, fixtures and business also available at a negotiable price.

This property is located in the prestigious Marina District, a prime and extremely desirable neighborhood. It has great signage one door off Lombard St. Fillmore, Chestnut and Lombard Streets all have very high foot traffic and act as main thoroughfares in the Marina. Lombard Street has a traffic count of over 22,000 cars per day (according to a 2015 SFMTA study). The property is close to Moscone Park and Fields, Fort Mason, the Marina Green and the Presidio. The property is also near numerous locational amenities. It is within walking distance to many fine restaurants, bars and shops on Chestnut, Union and Fillmore Streets. The location, near the high end homes and apartments of Cow Hollow and Pacific Heights, is an excellent place for many businesses and it boasts a walking score of 95/100!

Public transportation stops via Muni are nearby, giving quick access to all parts of the City, including the Financial District, Downtown and South of Market. The Golden Gate Bridge is within a short driving distance allowing easy access to Marin County and the Wine Country.





Property Highlights

- Prime Marina Location
- Excellent Signage one door off Lombard St.
- Large Lobby with Marble Floors
- Two Private Offices
- Dental Work Area with 5 operatory spaces, laboratory and a sterilization station. All operatory spaces have air, water, vacuum and nitrous gas plumbing systems built in.
- Ability to add 3 more operatory spaces and plumbing for same.
- Walk-in Safe
- Cat 5 Cable Wiring for Stereo Throughout
- Fully Sprinklered Throughout
- LED Lights Throughout
- Built-in Air Conditioning & Heating System
- Monthly HOA dues: \$679.72**
- 2 ADA Bathrooms
- High Ceilings
- APN: 0491-029*
- Total Size: Approx. 3,265 sq. ft.**
- Ground Floor Space: Approx. 2,174 sq. ft.**
- Basement Level: Approx. 1,091 sq. ft.**
- Tax Records State Year Built is 1992
- Dental Practice, including F,F&E and Patient Book, may be available for sale, also.

*Per MetroScan

**Per Owner. We recommend that the above square footages and ceiling heights be measured by an architect. Seller and broker do not warrant square footage and ceiling height numbers.



