

# FOR SALE OR LEASE

## 634 FIFTH AVE

San Rafael, CA 94901



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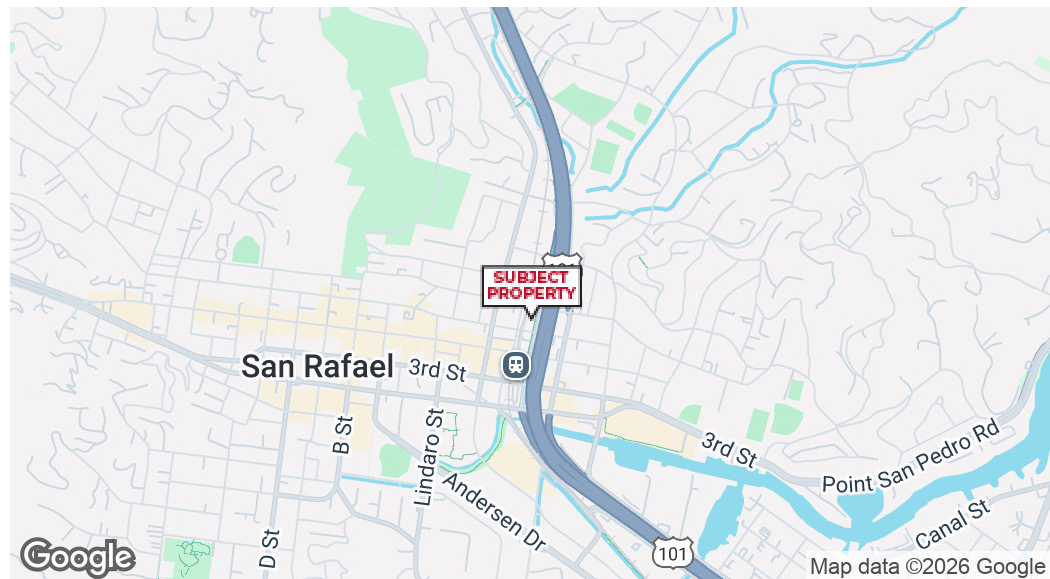
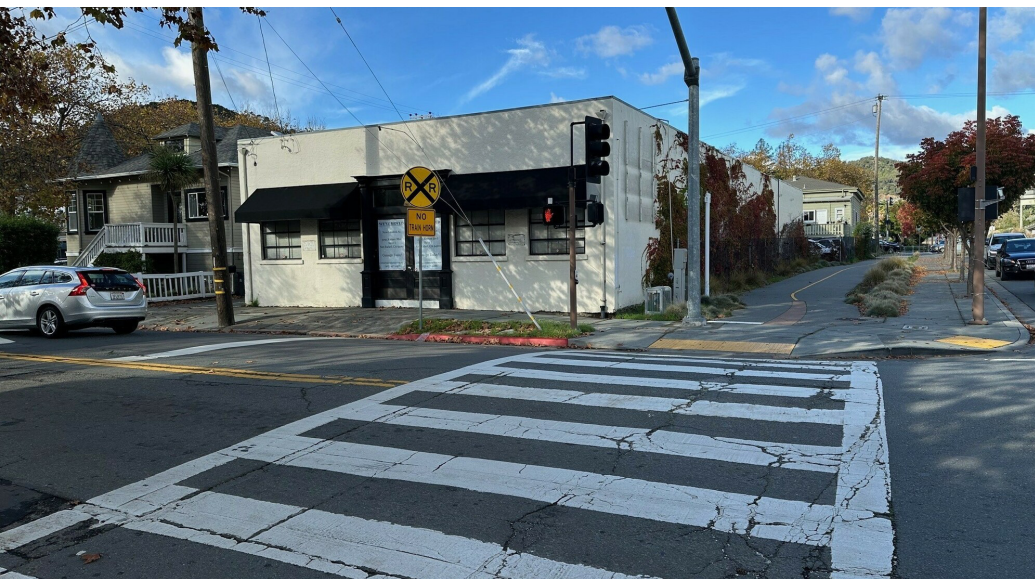


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Property Summary

## 634 FIFTH AVE

San Rafael, CA 94901



### PROPERTY HIGHLIGHTS

- Front section (67%) is poured in place concrete with steel beams with a clear height of +/- 16'
- Rear section (33%) is cinder block construction with a loading dock and 8' wide garage door
- Front Office +/- 10' x 15' with adjacent bathroom
- Driveway on west side +/- 79' x 9.6'
- Handicap access available from the side door
- Plentiful on street parking in the immediate area

### OFFERING SUMMARY

Sale Price:	\$1,225,000
Lease Rate:	\$8,258.00 per month (MG)
Available SF:	±4,719 SF
Lot Size:	±5,800 SF
Building Size:	±4,719 SF
\$/SF:	\$259.59
Property Type:	Retail/Industrial
Zoning:	MS (Main Street) Commercial



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Property Description

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### PROPERTY DESCRIPTION

Introducing 634 Fifth Ave, a prime retail/industrial/distribution investment opportunity in the heart of San Rafael. This 4,719 SF property, built in 1948 and zoned MS (Main Street) Commercial, boasts an open floor layout perfect for a range of business operations. The front section, comprising 67% of the building, features poured in place concrete with steel beams and a spacious clear height of approximately 16', while the rear section, accounting for 33%, offers convenient cinder block construction, a loading dock, and an 8' wide garage door. With its front office, sizable driveway, and handicap access, this property is tailor-made for a discerning investor or owner-user seeking a strategic retail/commercial foothold.

### LOCATION DESCRIPTION

Located at the northwest corner of Fifth Avenue and Hetherton Street. Immediate access to Highway 101.

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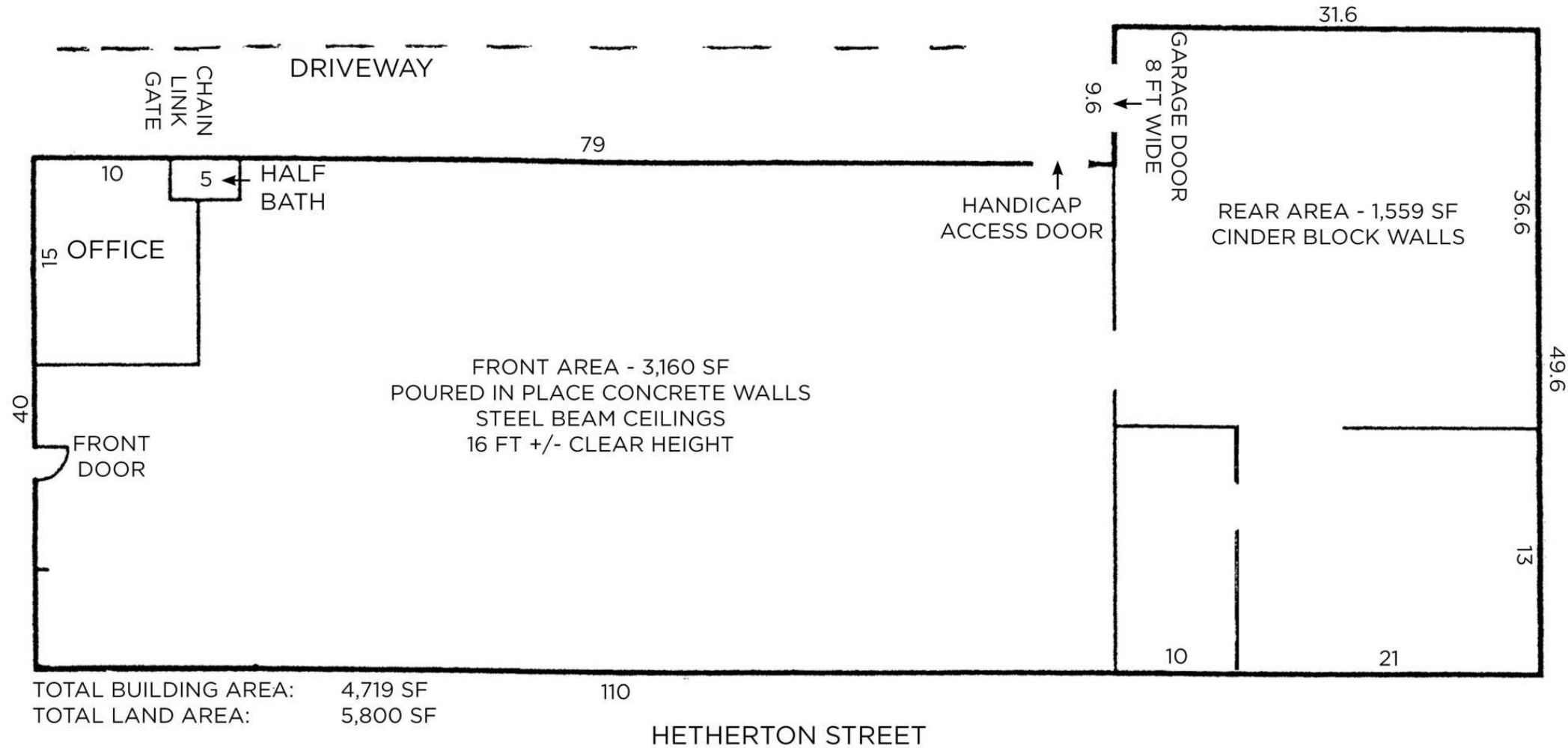
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Floor Plans

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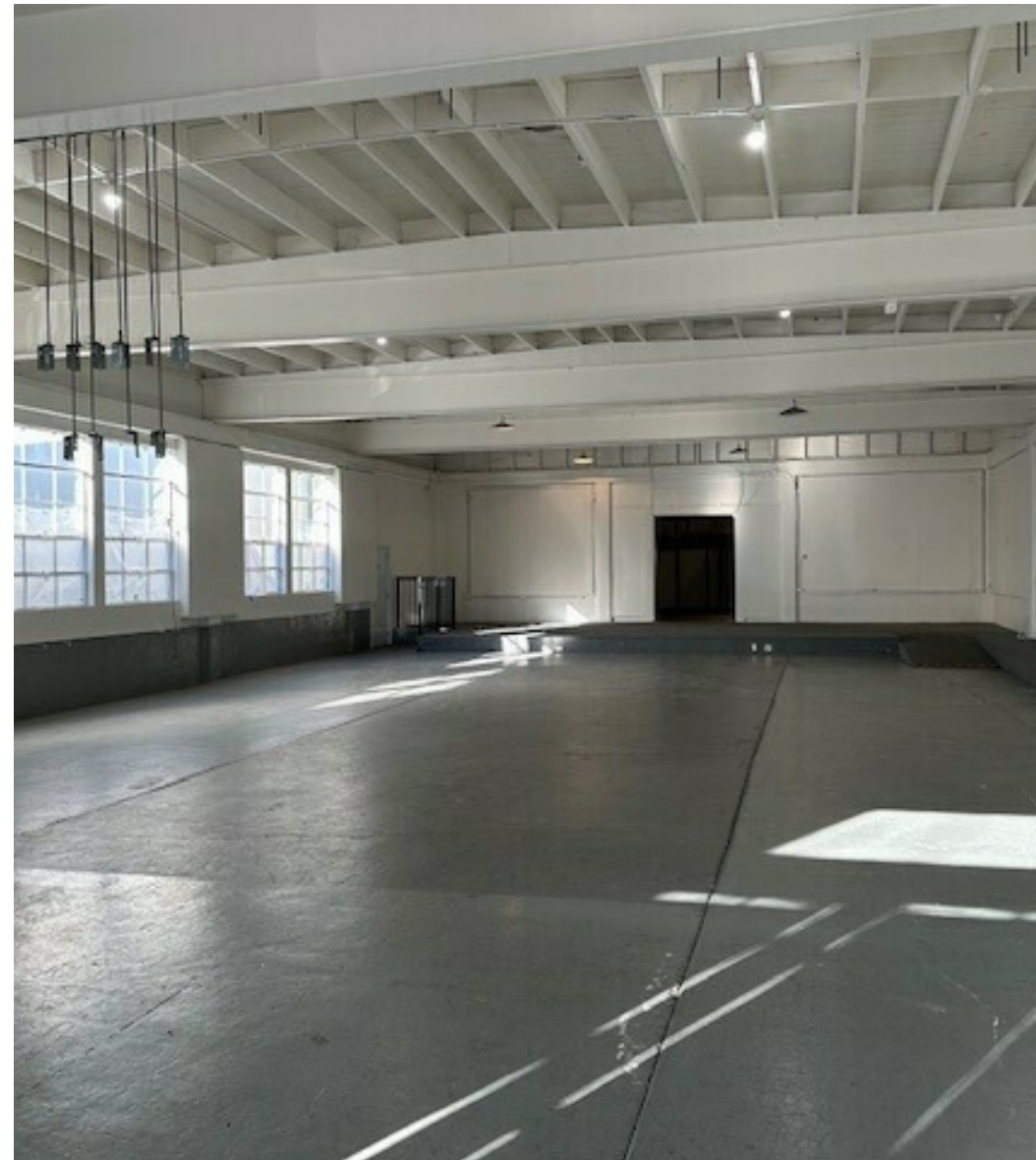


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Additional Photos

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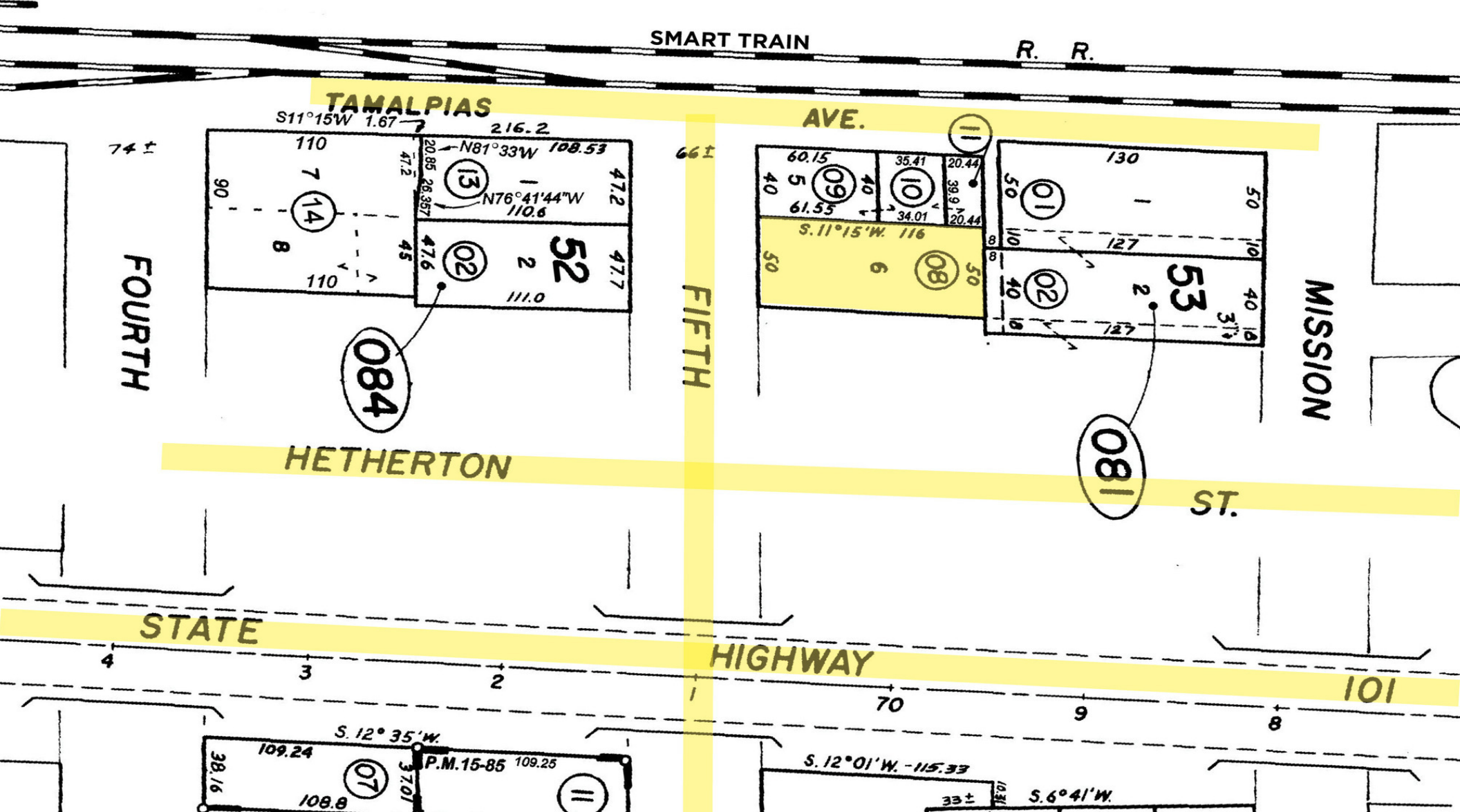
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Site Plans

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