



CAROL  
REEN  
TEAM

COMPASS

**2976-2980  
MISSION  
STREET**

Mission-Bernal  
Corridor

**\$1,600,000**

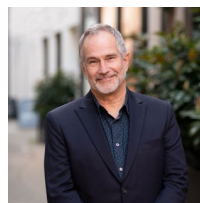
## Investment Highlights:

- mid-rise building near Cesar Chavez St.
- 3-4 Units - 2 residential and commercial restaurant space on ground floor (currently ground floor commercial unit is split)
- 2-Car Garage attached
- ~3490 SF
- Zoned NC-3
- Fully entitled to build 9 condos or keep 'as-is' for cash flow.



**Carol Reen, MBA**

DRE # 01820082  
REALTOR®, Broker Associate  
M: 415.728.6199  
Carol@CarolReen.com



**Paul Dobson, CPA**

DRE #: 01977751  
REALTOR®  
M: 650.248.1070  
Paul@CarolReen.com





# Local Amenities & Commute Times

- Walk to 24th St BART Station ~ 5 min
- Walk to SFGH ~ 25 min
- Walk to CPMC ~ 6 min
- Walk to Garfield Square ~ 8 min
- Walk to Balmy Alley ~ 11 min
- Bike to Civic Center ~ 12 min
- Bike to SFGH ~ 10 min
- Bike to CPMC ~ 5 min
- Bike to Garfield Square ~ 3 min
- Bike to Balmy Alley ~ 3 min
- BART to Civic Center ~ 10 min
- BART to SFO ~ 35 min
- MUNI to Civic Center ~ 20 min
- Drive/Rideshare to SFO ~ 25 min



	SUBJECT PROPERTY	2976, Mission Street, San Francisco, California, 94110, United States
	La Taqueria	La Taqueria, 2889, Mission Street, San Francisco, California, 94110, United S
	Chase Bank	2900, Mission Street, San Francisco, California, 94110, United States
	Mission Cultural Center for Latino Arts	Mission Cultural Center for Latino Arts, 2868, Mission Street, San Francisco, California, 94110, United States
	24th Street Mission BART Station	2800, Mission Street, San Francisco, California, 94110, United States
	Balmy Alley	Balmy Street, San Francisco, California, 90103, United States
	Garfield Square	3100, 26th Street, San Francisco, California, 94110, United States
	CPMC Mission Bernal Campus and Orthopedic Institute	CPMC Saint Luke's Campus, 3655, Cesar Chavez Street, San Francisco, Ca
	Zuckerberg San Francisco General Hospital and Trauma Center	San Francisco General Hospital, 1001, Potrero Avenue, San Francisco, Califo



Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.