

# FLEX MULTIPURPOSE COMMERCIAL CONDO FOR SALE

## 3450 3RD STREET | UNIT 3D

### SAN FRANCISCO, CA 94124 | INDIA BASIN

# BAY PARK



INCORPORATED | EST. 1922

CELEBRATING  
**100 Years**

**DAVID BLATTEIS**  
415.321.7488  
dsfblatteis@blatteisrealty.com  
DRE #00418305

**GARY WARD**  
415.321.7483  
gward@blatteisrealty.com  
DRE #01208708

# EXECUTIVE SUMMARY

Blatteis Realty is pleased to offer owner/users and investors an opportunity to purchase 3450 3rd Street, Unit #3D, San Francisco, CA.

This functional 3,150 square feet commercial condominium with parking is situated within the sought after Bay Park Complex.

Bay Park is centrally located in the dynamic India Basin/Dogpatch community. This vibrant and growing area is in close proximity to thriving business entities and wonderful restaurants. Convenient access is available to all major freeways and arteries and the F MUNI Light Rail line passes by.

Property zoning and CC+Rs allow multiple uses including warehouse, office, food service, laboratory and more.

The Ground Floor warehouse area consists of a private entrance, a clear span garage door with drive-in loading access, ±20' ceiling, a large cooling unit, multiple sinks, restroom, mezzanine for additional storage, and breakroom.

The Second Floor offers two spacious private offices, two storage rooms and a kitchenette with refrigerator, dishwasher and sink. Skylights provide plenty of natural lighting.

## PROPERTY SUMMARY

<b>Asking Price:</b>	\$1,800,000
<b>Building Size:</b>	Ground Floor ±1,900 Sq Ft Second Floor ±1,250 Sq Ft <b>Total ±3,150 Sq Ft</b>
<b>Price Per Sq Ft:</b>	\$571.43
<b>Property Type:</b>	Commercial/Industrial Condominium
<b>Zoning:</b>	PDR-2 Production, Distribution + Repair
<b>Year Built:</b>	1987
<b>APN:</b>	5211-037



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282



**DAVID BLATTEIS**

415.321.7488

dsfblatteis@blatteisrealty.com

DRE #00418305

**GARY WARD**

415.321.7483

gward@blatteisrealty.com

DRE #01208708

**sfretail.net**



● 3450 3rd Street Unit 3D



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**DAVID BLATTEIS**  
415.321.7488  
dsfblatteis@blatteisrealty.com  
DRE #00418305

**GARY WARD**  
415.321.7483  
gward@blatteisrealty.com  
DRE #01208708

**sfretail.net**

# Ground Floor



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**DAVID BLATTEIS**  
415.321.7488  
dsfblatteis@blatteisrealty.com  
DRE #00418305

**GARY WARD**  
415.321.7483  
gward@blatteisrealty.com  
DRE #01208708

**sfretail.net**

# Ground Floor



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**DAVID BLATTEIS**

415.321.7488

dsfblatteis@blatteisrealty.com

DRE #00418305

**GARY WARD**

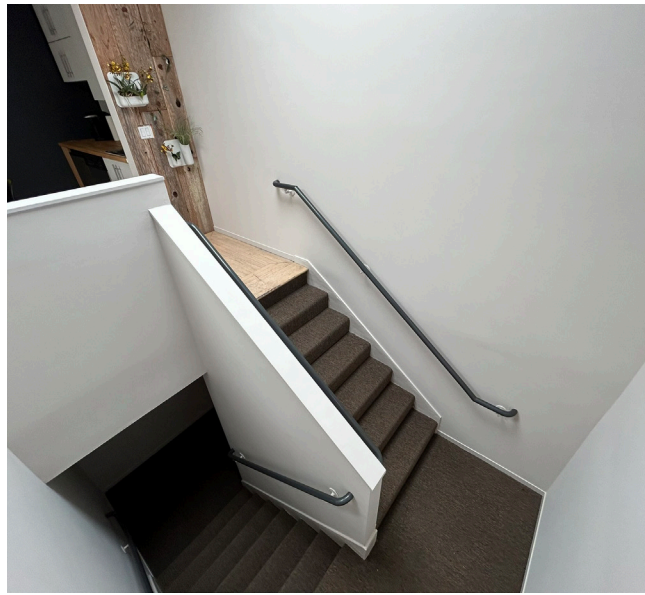
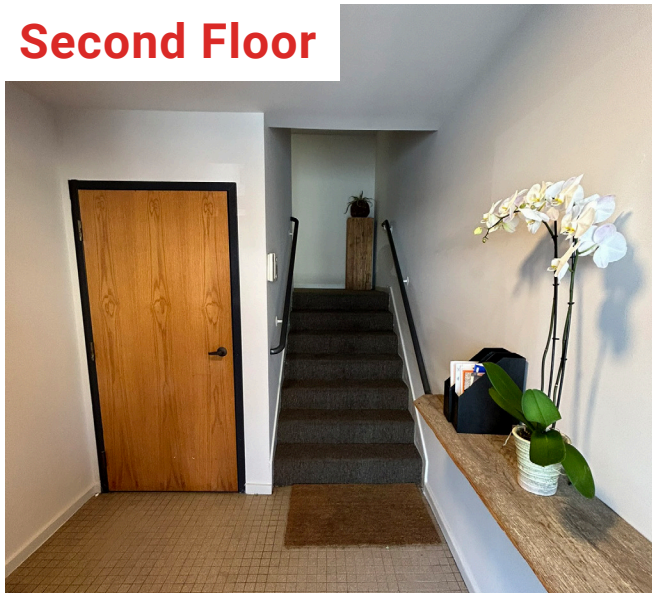
415.321.7488

gward@blatteisrealty.com

DRE #01208708

**sfretail.net**

## Second Floor



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**DAVID BLATTEIS**

415.321.7488

dsfblatteis@blatteisrealty.com

DRE #00418305

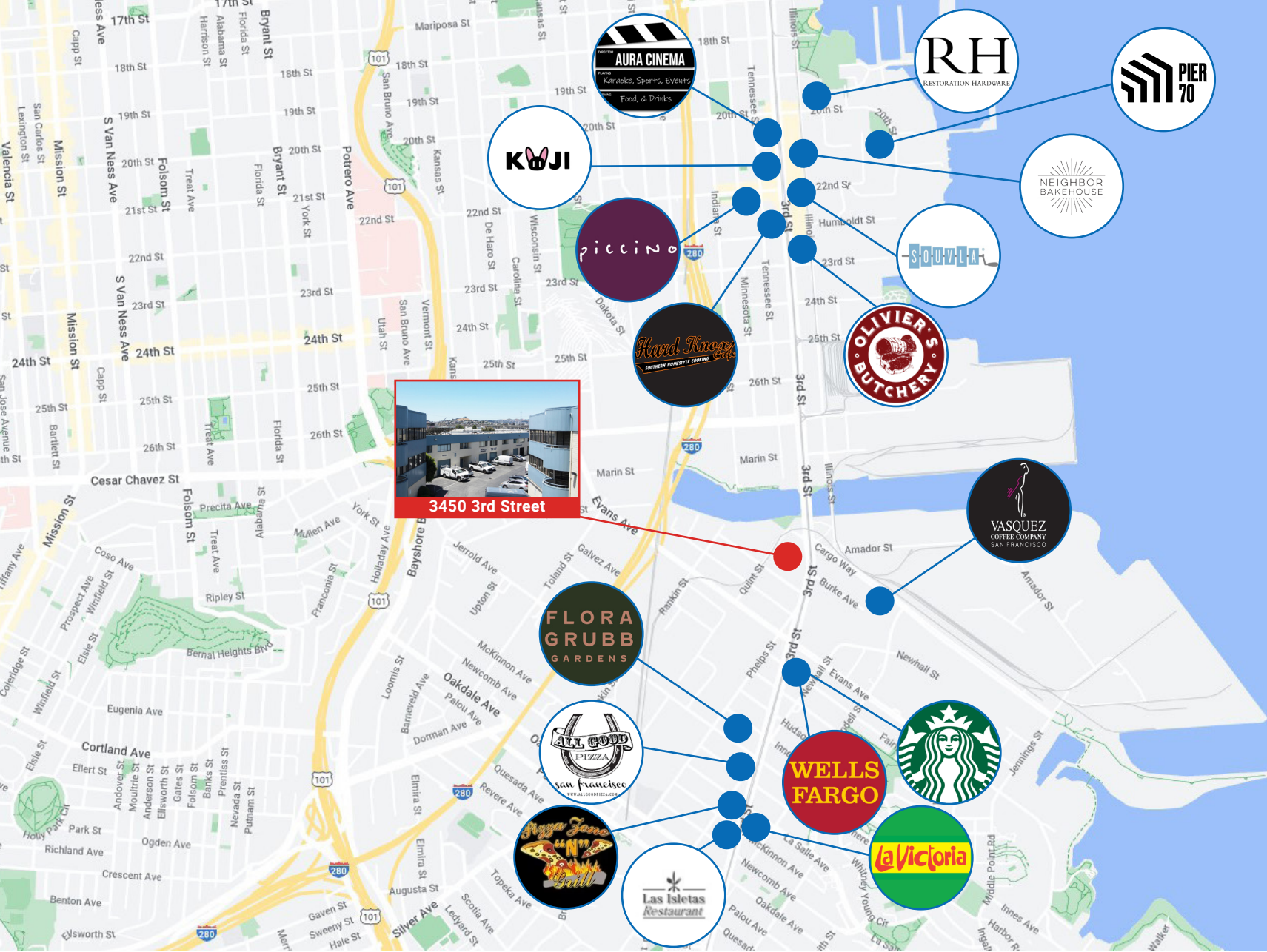
**GARY WARD**

415.321.7483

gward@blatteisrealty.com

DRE #01208708

**sfretail.net**



3450 3rd Street



INCORPORATED | EST. 1922

**DAVID BLATTEIS**  
 415.321.7488  
 dsfblatteis@blatteisrealty.com  
 DRE #00418305

**GARY WARD**  
 415.321.7483  
 gward@blatteisrealty.com  
 DRE #01208708

**sfbretail.net**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

# NEARBY TENANTS



**LA FROMAGERIE CHEESE SHOP**



**RESTORATION HARDWARE**



**PICCINO**



**SOUVLA**



**PIER 70**



**AURA CINEMA**



**LA LAGUNA**



**HARD KNOX CAFE**



**ALL GOOD PIZZA**



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**DAVID BLATTEIS**

415.321.7488

dsfblatteis@blatteisrealty.com

DRE #00418305

**GARY WARD**

415.321.7483

gward@blatteisrealty.com

DRE #01208708

**sfbretail.net**