

535 SYLVAN AVE
SAN BRUNO, CA 94066

OFFICE/RETAIL BUILDING
FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

650.437.5223

brettbarron@capitalrealtygrp.com

CalDRE #00893787



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Capital Realty Group and should not be made available to any other person or entity without the written consent of Capital Realty Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained Herein is not a substitute for thorough due diligence investigation. Capital Realty Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements there on, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Capital Realty Group has not verified, and will not verify, any of the following information contained herein, nor has Capital Realty Group conducted any investigation regarding these matters and makes no warranty or representation, whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

650.437.5223

brettbarron@capitalrealtygrp.com

CalDRE #00893787



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover a versatile opportunity at 535 Sylvan Ave, San Bruno, CA. This property boasts a unique configuration with a spacious office upstairs and a separate ground floor office, both currently vacant. With restrooms and kitchenettes on each floor, this property offers flexibility to accommodate various needs. Its excellent location provides ample off-street parking, adding convenience for occupants and visitors alike. Potential for conversion to residential use adds an exciting dimension for buyers to explore. Don't miss the chance to leverage this property's adaptable layout and prime location.

HIGHLIGHTS

- 2,182 SF building with office space on both floors
- Vacant units offer immediate occupancy or leasing potential
- Restrooms and kitchenettes on each floor for added convenience
- Prime location in San Bruno area
- Ample off-street parking available for tenants and visitors
- Potential for residential conversion, subject to buyer's investigation
- Excellent opportunity owner/user
- Listing Price: \$1,250,000

FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

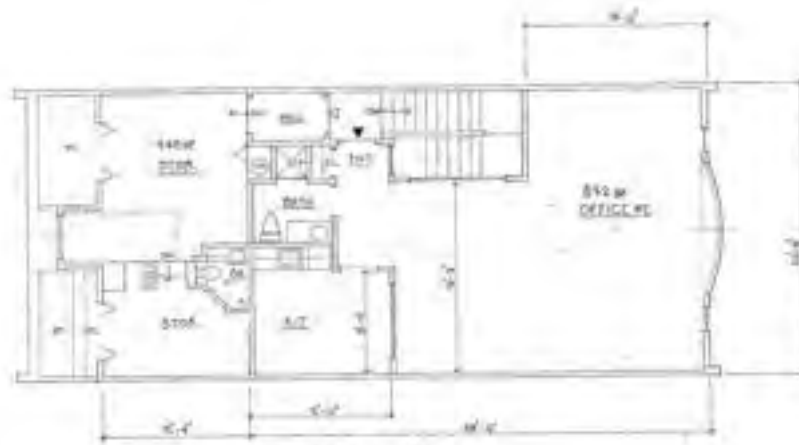
650.437.5223

brettbarron@capitalrealtygrp.com

CalDRE #00893787



FLOOR PLANS



UPPER FLOOR 08/19

Floor Areas:

Upper Floor:
Office #2 - 872sf
Storage - 448sf

Lower Floor:
Office #1 - 442sf
Garage - 336sf
Foyer - 60sf
Under stairs - 24sf

Total Floor Area: 2,182sf



LOWER FLOOR & SITE PLAN 08/19

Provided by Seller

FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

650.437.5223

brettbarron@capitalrealtygrp.com

CalDRE #00893787



ADDITIONAL PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

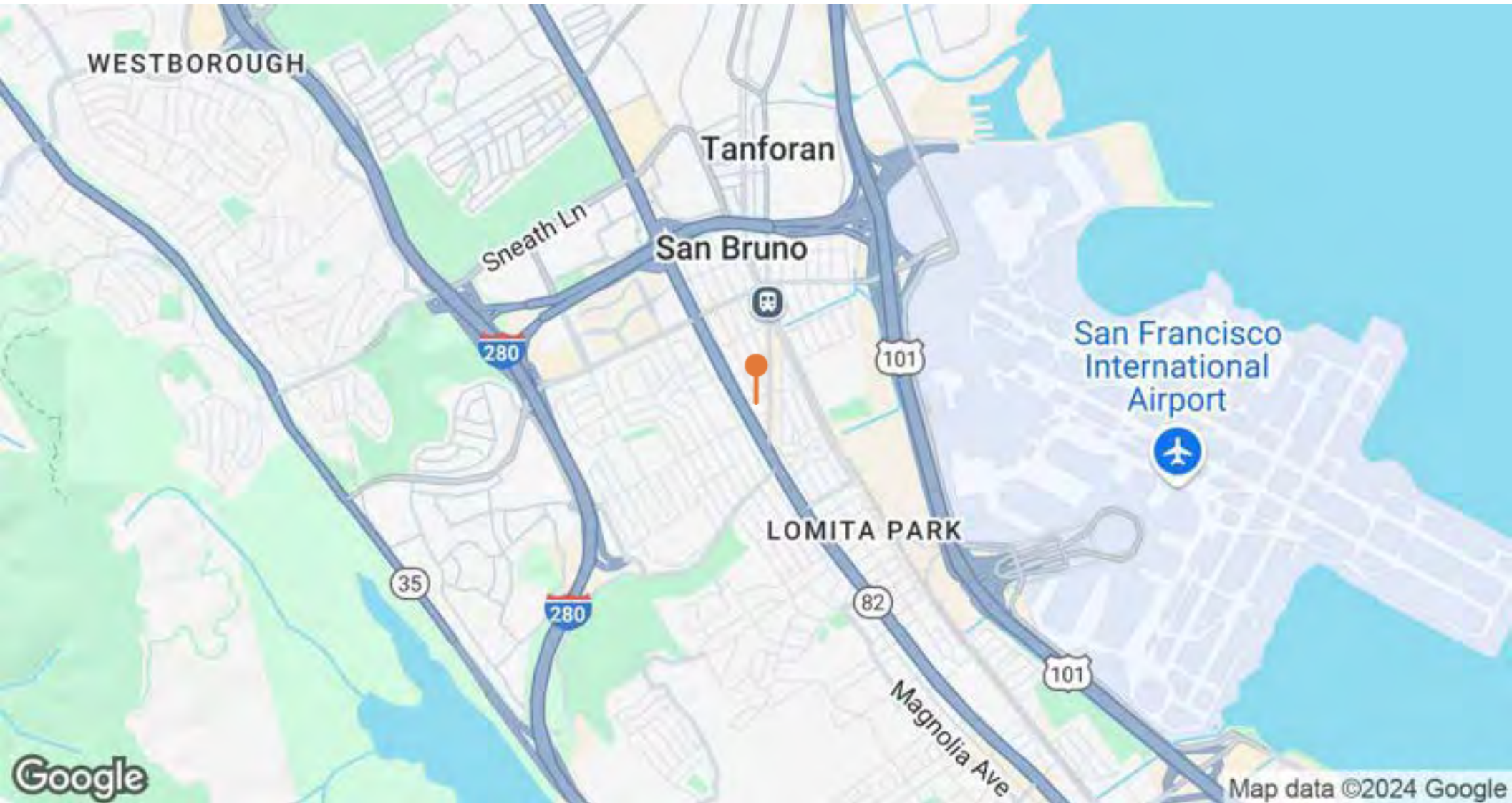
650.437.5223

brettbarron@capitalrealtygrp.com

CalDRE #00893787



LOCATION MAP



FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

650.437.5223

brettbarron@capitalrealtygrp.com

CalDRE #00893787

