

OUTSTANDING OWNER-USER INVESTMENT PROPERTY FOR SALE

616 South Amphlett Boulevard SAN MATEO, CA 94402

Price Reduced: \$2,495,000



616 SOUTH AMPHLETT BLVD

LISTING PRICE:
\$2,495,000

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PROPERTY CONSISTS OF:

- Rarely available VACANT automotive shop of approx. 3,370 sq.ft.
- Separate building of approx. 1,600 sq.ft. with recently vacated and updated 2-bedroom apartment unit on the top floor and three storage rental units on the ground floor.
- Freeway facing Billboard with a lease until July 2050
- Lot Size: 616 S Amphet: 6,020 SF
- Zoning: C4



Markus Shayeb

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Income Projections

Automotive Shop of 3,370 sq.ft.	\$ 6,500.00 per month, per market rates
2-bedroom Apartment	\$ 2,800.00 per month, per market rates
Bill Board Lease	\$ 6,000.00 per month, current rate plus annual CPI adjustments
3 Storage Units	\$ 1,000.00 per month, per market rates
Total Projected gross annual income:	\$195,600.00



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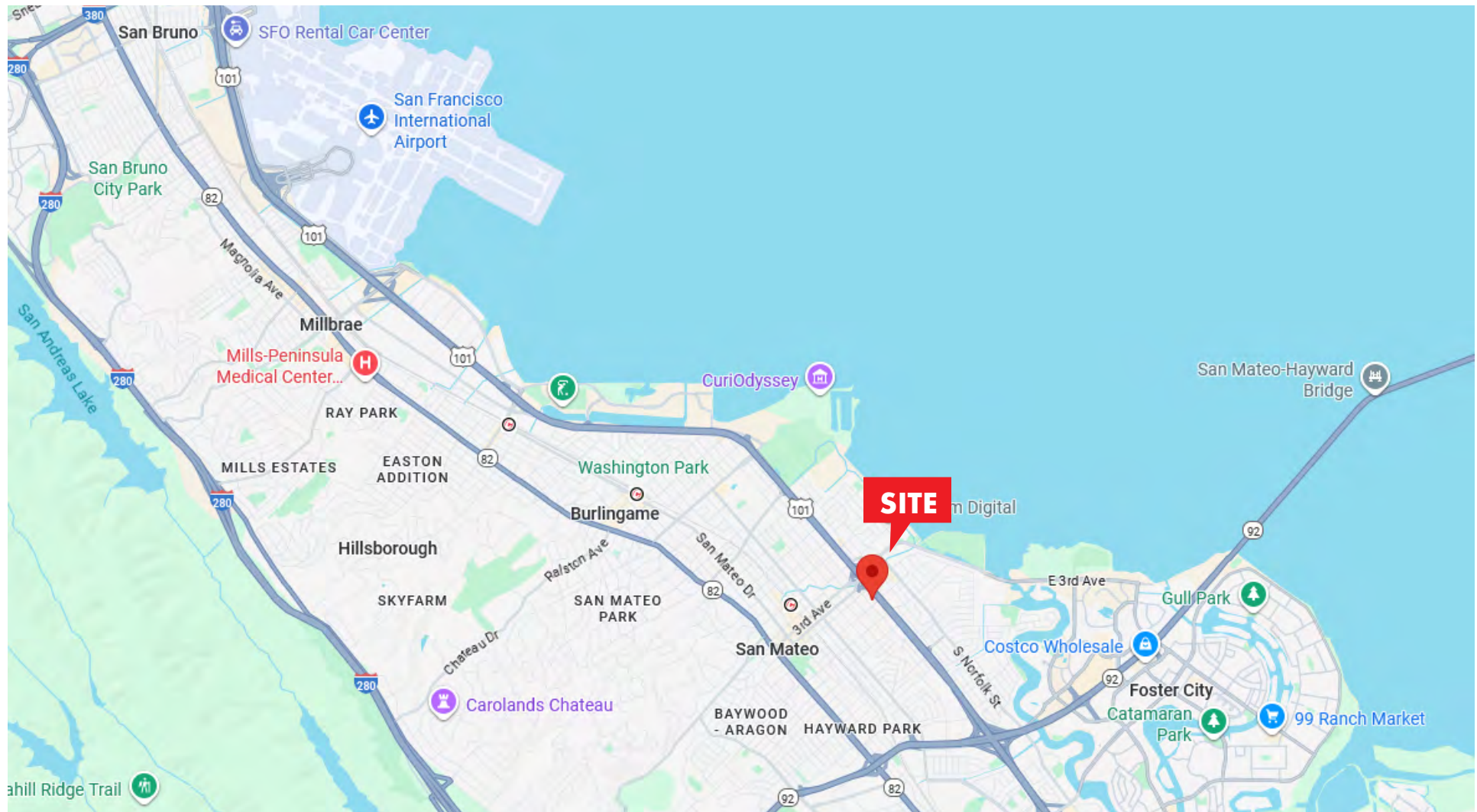
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