

FOR SALE | 1111 PENNSYLVANIA AVE, SAN FRANCISCO, CA 94107

BUSINESS INCLUDED WITH SALE OF PROPERTY

227 UNITS IN A TOTAL OF 87 STORAGE CONTAINERS
FOR A TOTAL OF ± 17,552 SF. OF STORAGE SPACE



FOR SALE
\$7,500,000

FOR MORE INFORMATION
PLEASE CONTACT:

JOE HARNEY

joe@rrea.co | 415-235-8214
DRE#01327392



RELIANCE
REAL ESTATE ADVISORS

PROPERTY DETAILS & OUTLINE

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PARCEL SIZE

± 38,289 SF

ZONING

PDR-2

APN

4291-015

SALE PRICE

\$7,500,000

- Approved PG&E power upgrade to 3 KW in progress
- Fleet charging is a approved use



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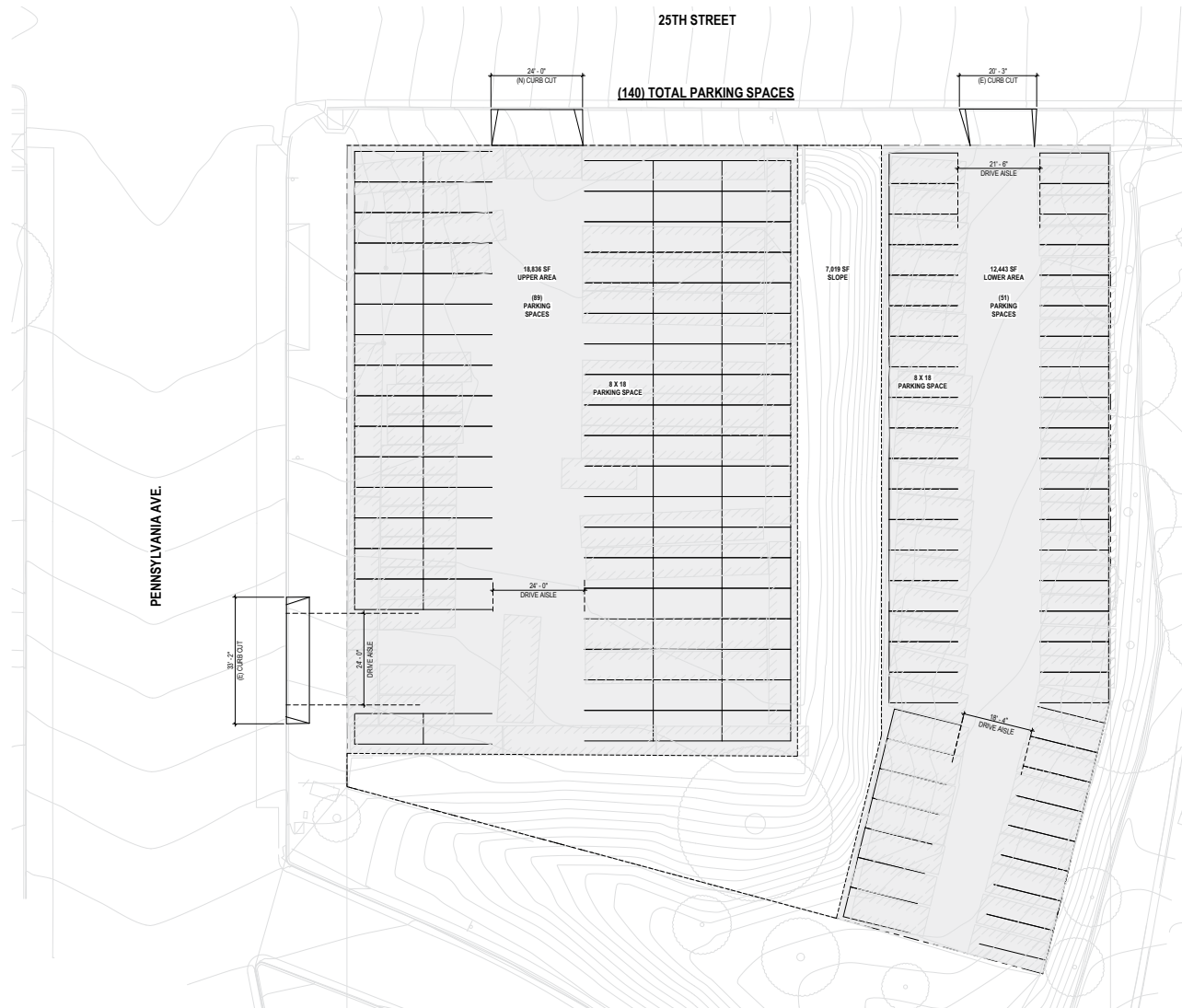
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| AREA SUMMARY | |
|----------------------------|------------------|
| UPPER AREA | 18,836 SF |
| LOWER AREA | 12,443 SF |
| TOTAL AREA AT GRADE | 31,279 SF |
| SLOPE | 7,019 SF |
| TOTAL SITE AREA | 38,298 SF |

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NEARBY TENANTS

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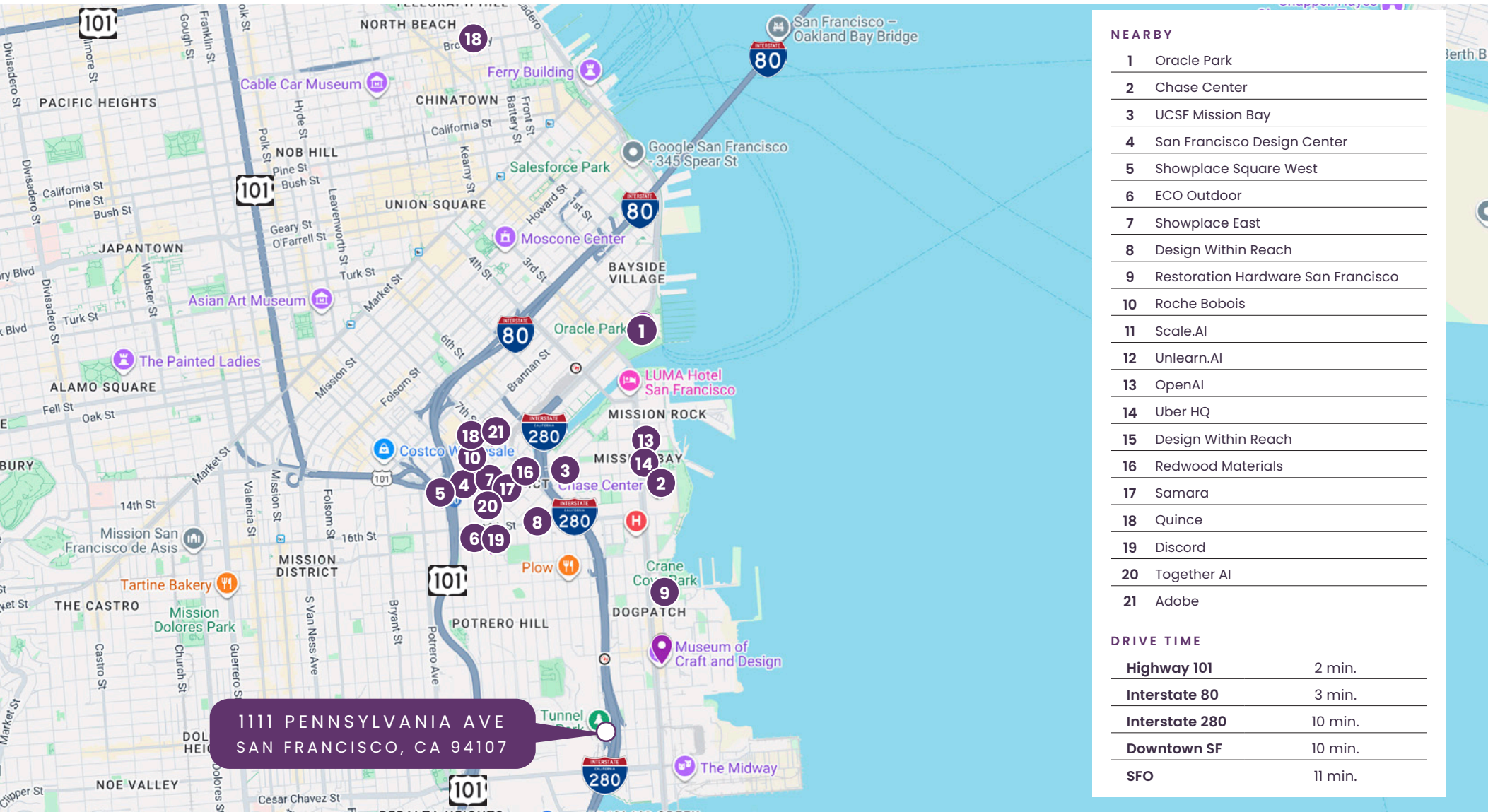


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LOCATION MAP

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This Offering Memorandum has been prepared by Reliance Real Estate Advisors, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Reliance Real Estate Advisors, Inc., the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Owner, and therefore are subject to variation. Reliance Real Estate Advisors, Inc. or owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Reliance Real Estate Advisors, Inc., Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the Memorandum or another written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchasers.

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*With decades of experience as
operators, owners, brokers and investors,
we bring a level of expertise that is unmatched.*

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