

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Drysdale
Properties

COMMERCIAL ADVISORS

FOR SALE

1189 Tennessee St Unit 103, San Francisco,
CA 94107 | Commercial Condo In Dogpatch

Exclusively Represented By:

Andrew Black

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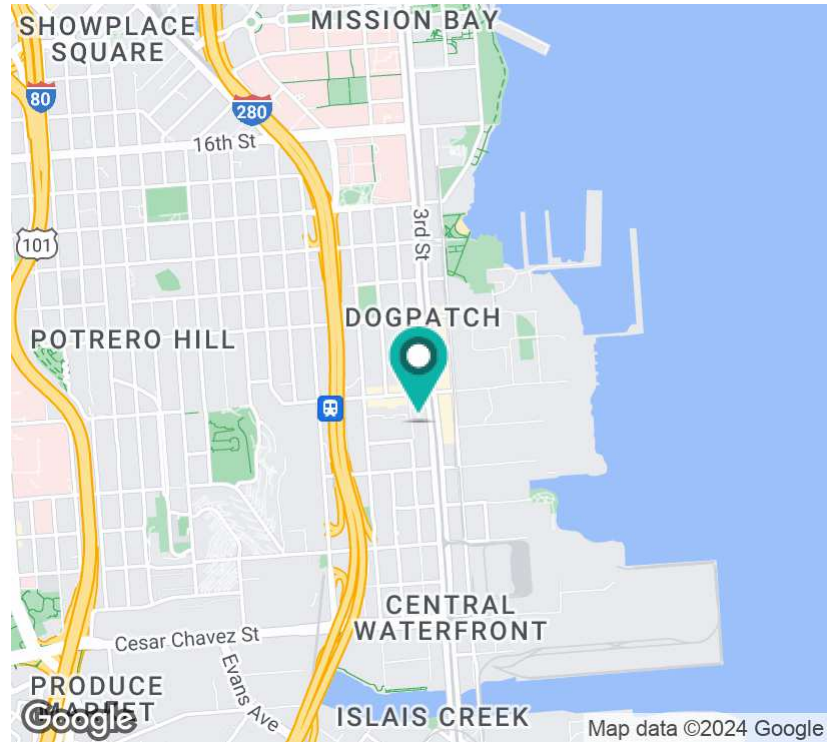
Andie Katter

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OFFERING MEMORANDUM

EXECUTIVE SUMMARY

FOR SALE



PROPOSAL SUMMARY

Proposed Sale Price:	\$750,000
Condo Size (SF):	948
Price PSF:	\$791
Property Taxes:	Owner to Pay
HOA / Insurance:	Owner to Pay
Utilities - PG&E:	Tenant to Pay - ~\$100 / month
HOA Fee:	\$700 / mo
Parking Spaces	1 Allocated Garage
Building Size	6,200 SF
Year Built:	2015

PROPERTY OVERVIEW

1189 Tennessee St, Unit 103 features a 948 Sq. Ft., ground floor commercial condo in the heart of the Dogpatch neighborhood of San Francisco, CA. Given the property was built in 2015, the subject space features nice high ceilings, wooden floors and new stainless steel appliances and finishes throughout. The space also contains an ADA restroom with full shower. The space has access to one (1) underground, garage parking space, bike storage and access to a shared back patio.

PROPERTY HIGHLIGHTS

- Modern 948 SF commercial condominium
- Built in 2015, designed for contemporary needs
- Zoned NCT2 - Small Scale Neighborhood Commercial
- Prime location in Dogpatch neighborhood of SF
- Ideal professional office space for owner-user or investor
- Well-maintained building with attractive curb appeal
- Ample natural light and open floor plan
- Close proximity to transportation and amenities - 15 min. drive to SFO airport
- Potential for future value appreciation
- Strong historical rental performance
- Low maintenance costs, maximizing profitability

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LOCATION DESCRIPTION & CONDO HIGHLIGHTS

FOR SALE



ADDITIONAL USES & PROPERTY HIGHLIGHTS:

- Ideal for professional office, architecture firm, tech/AI start-up, design company, software engineers and much more
- New construction built in 2015
- Secure building with 24 hr. surveillance
- Lovely courtyard with large beautiful tree
- Keypad access door from courtyard to building
- Modern lobby leads to ground level unit
- Full wall of east facing, floor to ceiling windows with two (2) sliding doors to shared patio
- Radiant underfloor heating
- Kitchen with full stove, modern appliances, nice cabinets and stone countertops
- ADA bathroom including shower
- Quiet neighbors with three (3) commercial units on ground floor, residential above
- Historic Dogpatch Neighborhood between Potrero Hill & the Bay
- Industrial, creative vibe with large warehouses alongside Victorian houses
- Quiet street one (1) block off 22nd St near 3rd St
- Trendy neighborhood with several restaurants, cafes and shops just steps away

LOCATION DESCRIPTION

1189 Tennessee St is an 11-unit boutique mixed-use building with three (3) ground floor commercial condos, and eight (8) residential condos above. With 11 spacious units in a newly constructed building, the subject commercial condo promotes a private and quiet work-live environment. Parking for 1 car, bike storage & elevator. Exceptional location within minutes to an array of restaurants & cafes, including Piccino, 'Just for You Cafe', Souvla, Olivier's Butchery, Neighbor Bakehouse & Dogpatch Boulders. Green Benefit district is a prime north/south pedestrian & bike route in the Dogpatch, a great way to explore the neighborhood. Easy access to freeways, Caltrain, T-line, & Shuttles & walking distance to Esprit Park, Crane Cove Park, Chase Center & adjacent to Angel Alley.

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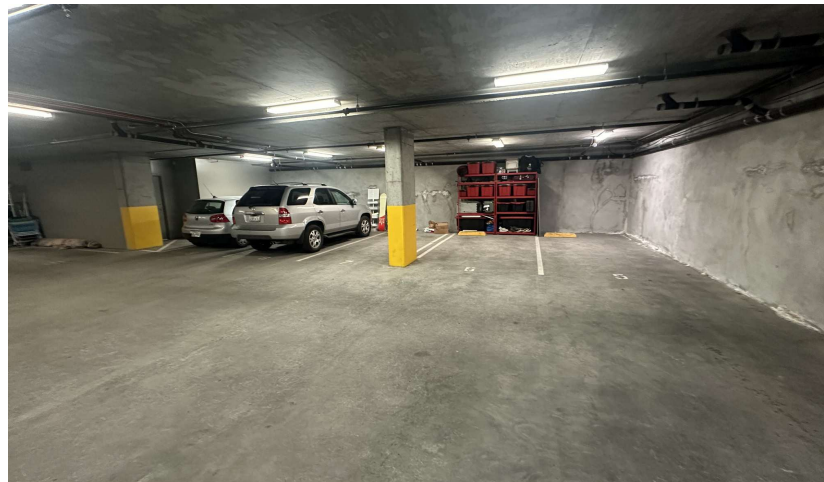
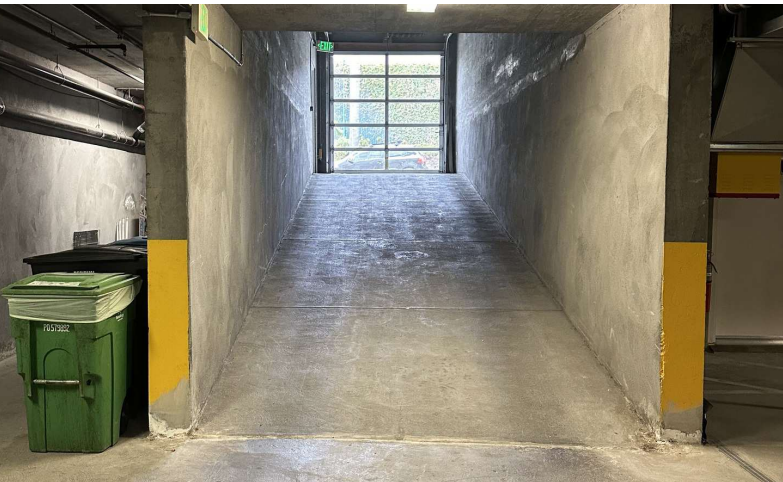
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ADDITIONAL PHOTOS

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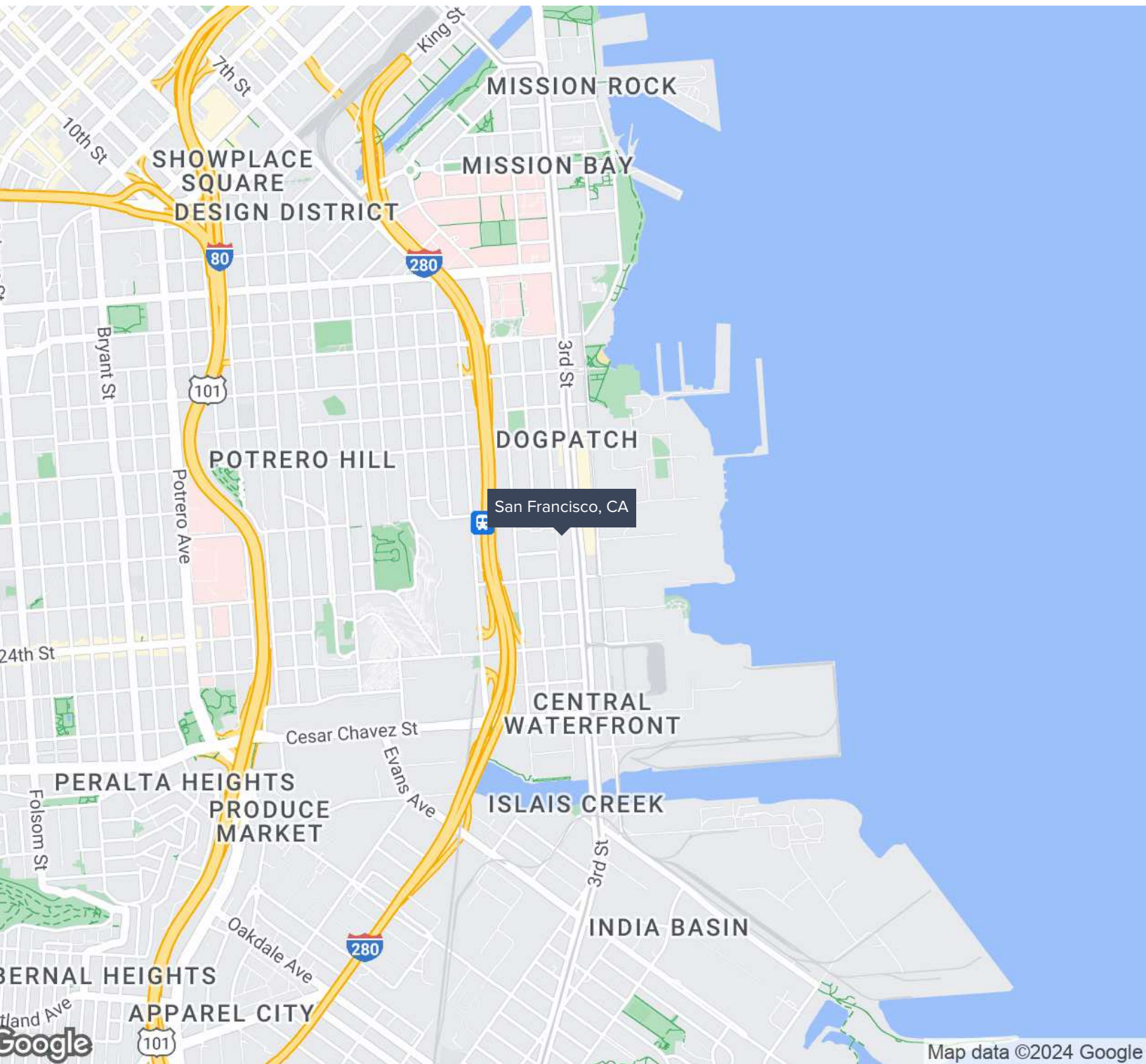
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REGIONAL MAP

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