

# 44 GOUGH STREET

For Sale | Creative Office Space | Potential Development Site



**STARBOARD CRE**  
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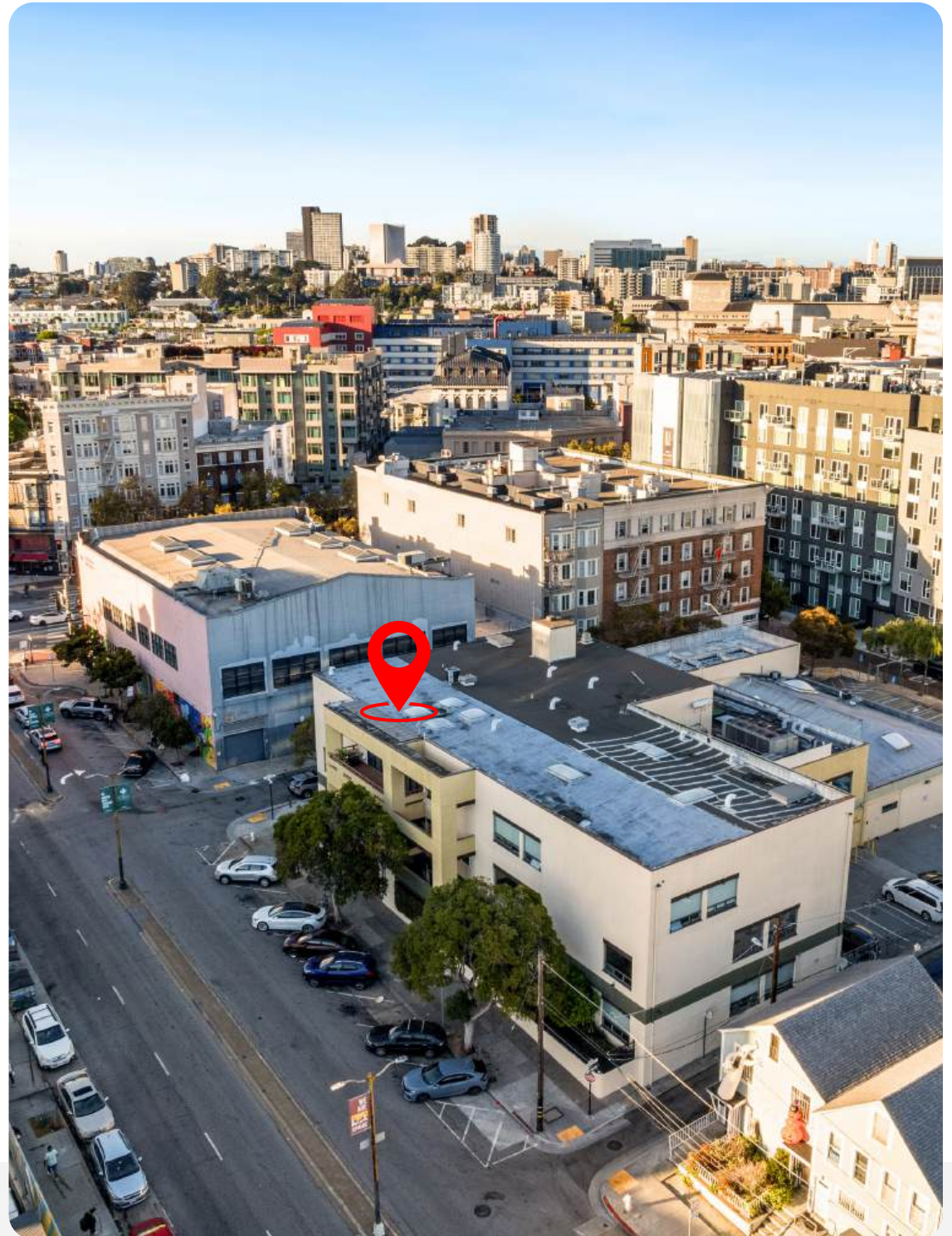
# 44 GOUGH STREET

## Property Overview

- **Address:** 44 Gough Street
- **Property Type:** Office/ Mixed Use
- **Square Footage:** 36,041 Square Ft
- **Lot Size:** 25,750 Square Ft
- **Year Built:** 1924
- **Number of Stories:** 3 Stories
- **Zoning:** NCT-3 Downtown General Commercial
- **Parking:** 33 Parking Spaces

## Executive Summary

44 Gough Street is a prime property located at the entry of San Francisco's vibrant Hayes Valley. This offering presents an exceptional opportunity for investors and owner-users to acquire a strategically positioned asset that combines both commercial and residential potential.



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## Financial Information

- **Asking Price:** \$12,800,000
- **PSF:** \$355
- **Occupancy:** 60%



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## Investment Highlights

- **Strategic Location:** Located at the entrance to Hayes, 44 Gough benefits from excellent visibility and accessibility, drawing considerable foot and vehicle traffic.
- **Place Income with Upside-** Allows for an investor to increase cashflow by releasing vacant suites
- Substantial Capital Upgrades
- **Development Potential:** The 25,750 Square feet lot allows for future development of the property
- **Customizable Space:** The property provides flexibility for various uses, including office, and flex, allowing for tailored business operations.
- **Onsite Parking-**33 spaces available which are unique to have a smaller building



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Zoning:

## **NCT-3 Moderate Scale Neighborhood Commercial Transit**

- NCT-3 Districts are walkable and transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services.
- Mixed use districts that support neighborhood-serving Commercial Uses on lower floors and housing above.
- Are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services.

# 44 GOUGH STREET | Aerial Photo



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## Agents



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