

590 BOSWORTH STREET

SAN FRANCISCO, CA

FOR SALE

MIXED-USE OWNER-USER INVESTMENT OPPORTUNITY



PLEASE CONTACT:

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OPPORTUNITY OVERVIEW

PROPERTY PROFILE

ADDRESS	590 Bosworth Street, San Francisco, CA 94131
APN	6745-044
FULL BUILDING	+/- 4,218 RSF (LL-2 nd floor commercial unit: +/- 3,268 RSF, 3 rd floor apartment: +/- 950 RSF)
YEAR BUILT	2004
ZONING	NCT (Glen Park Neighborhood Commercial Transit)
SUBMARKET	Glen Park

Asking: \$2,950,000.00



590 Bosworth Street is a mixed-use commercial building located across from Glen Park BART and within the charming Glen Park pedestrian-friendly neighborhood district.

The property features:

- **Commercial unit:** A vacant, unfurnished fully built out multi-story dental clinic featuring a waiting area, reception, two (2) enclosed operatories, three (3) semi-private operatories, a conference room, two (2) restrooms, one (1) small lab, one (1) large lab, and a large meeting room plus a lower-level equipment room and storage. Unit also features HVAC, a wheelchair lift, and interior waterfall. The enclosed operatories overlook an outdoor Zen garden.
- **Residential unit:** A rented two (2) bedroom, one (1) bath apartment with roof deck sits atop the property. Monthly rental income of \$3,750.00.
- **Roof:** Cellular tower with monthly income of \$2,127.53.

PHOTO GALLERY

(ground floor commercial unit)



PHOTO GALLERY

(2nd floor commercial unit)



PHOTO GALLERY

(3rd floor residential apartment)



FLOORPLAN (commercial unit)



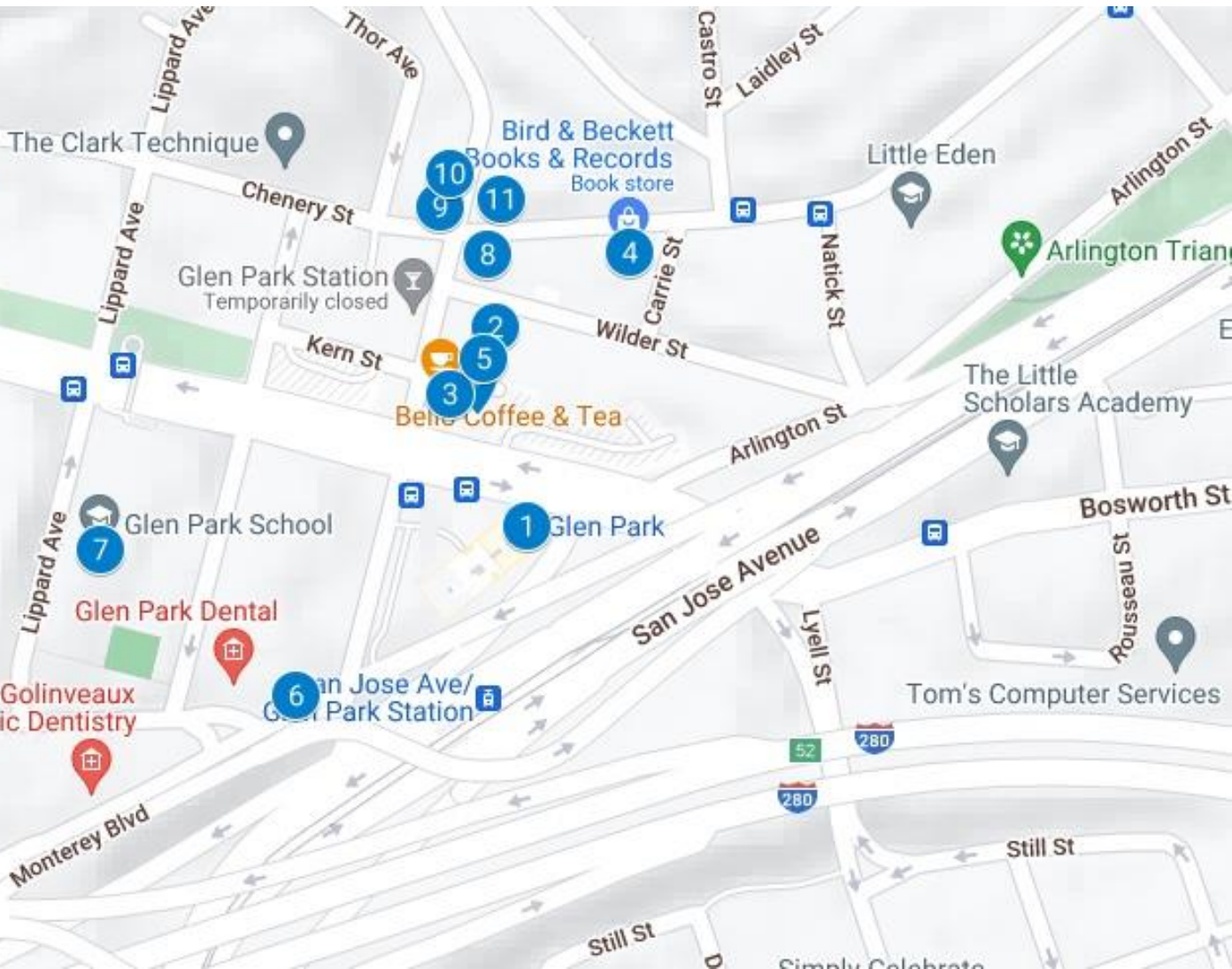
FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA
 TOTAL: 3,268 sq ft
 FLOOR 1: 570 sq ft, FLOOR 2: 1,275 sq ft
 FLOOR 3: 1,423 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOCATION OVERVIEW



- 1 Glen Park
- 2 Canyon Market
- 3 Bello Coffee & Tea
- 4 Bird & Beckett Books & Reco...
- 5 Glen Park Branch Library
- 6 Cup Café
- 7 Glen Park School
- 8 Higher Grounds Coffee House
- 9 **Glen Park Cafe**
- 10 Manzoni
- 11 Tekka House



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