



FOR SALE - PRIME DOWNTOWN RETAIL BUILDING

OWNER/USER OR INVESTOR

854—870 4th STREET, SAN RAFAEL

Northern California's Premier Commercial Real Estate Firm

MAJOR
PRICE REDUCTION
\$1,900,000



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



OVERVIEW

854-870 4TH STREET SAN RAFAEL, CA

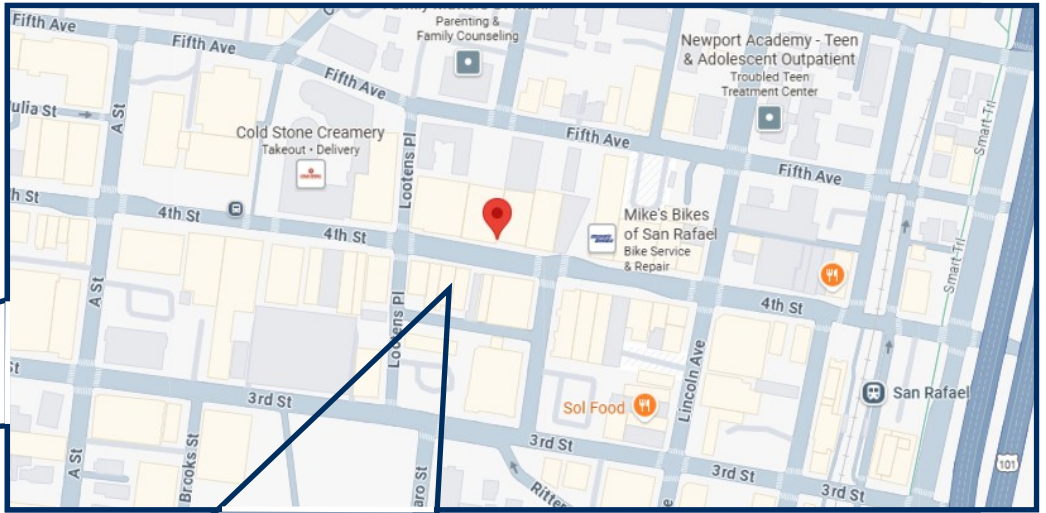
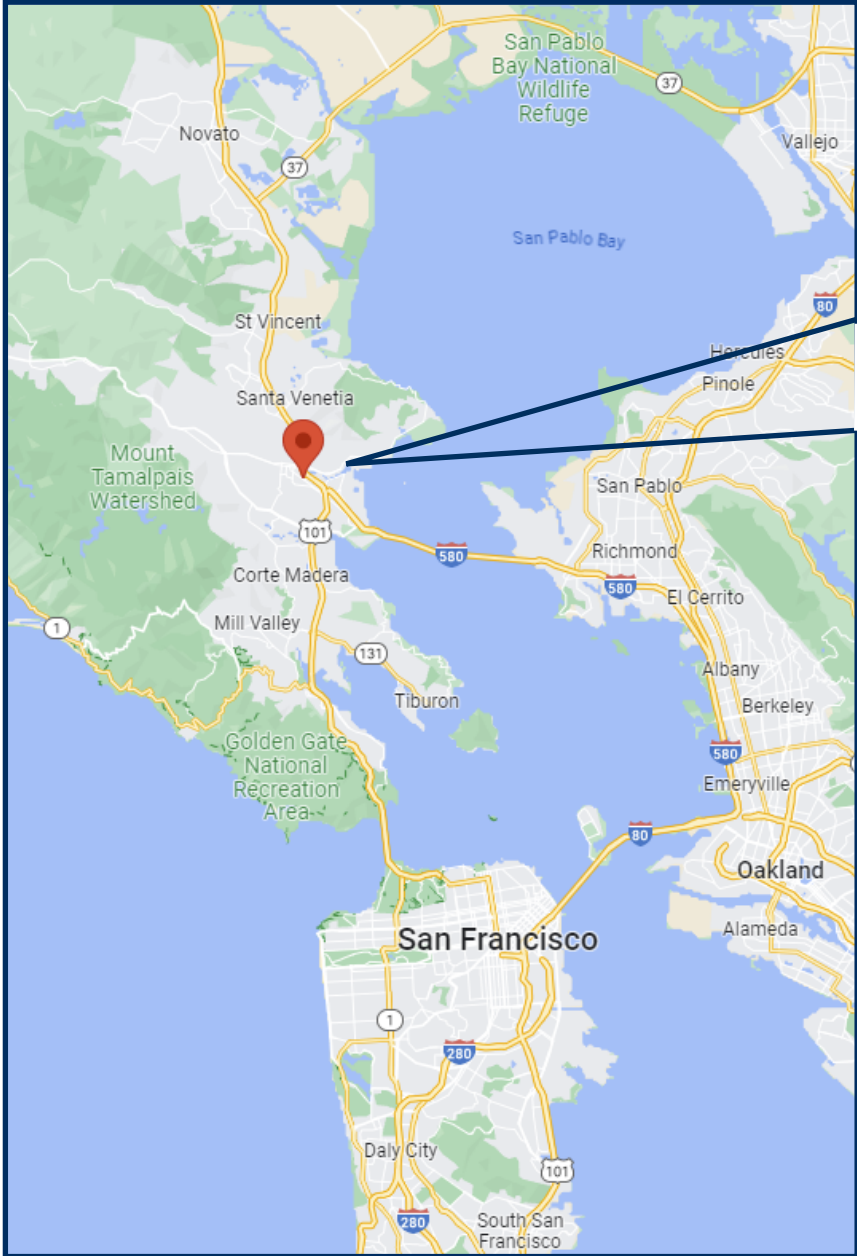
Sale Price	\$1,900,000
Building Size:	8,859+/- Square Feet
Lot Size (per Tax Records):	7,188+/- Square Feet
Zoning:	T4MS 60/60 Downtown Core Retail
APN:	011-224-20
Electricity:	PG&E, 800 amps, 3phase power

854-870 4TH STREET

Up to 6,600± sq. ft. available for an owner-user opportunity in a centrally located retail building. The property features prominent storefronts, high ceilings, and ADA-compliant restrooms. Excellent visibility and frontage along 4th Street, with both street parking and a public parking garage nearby. Equipped with 800 amps of 3-phase power, this property offers flexibility for a variety of retail or commercial uses.



MAP



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