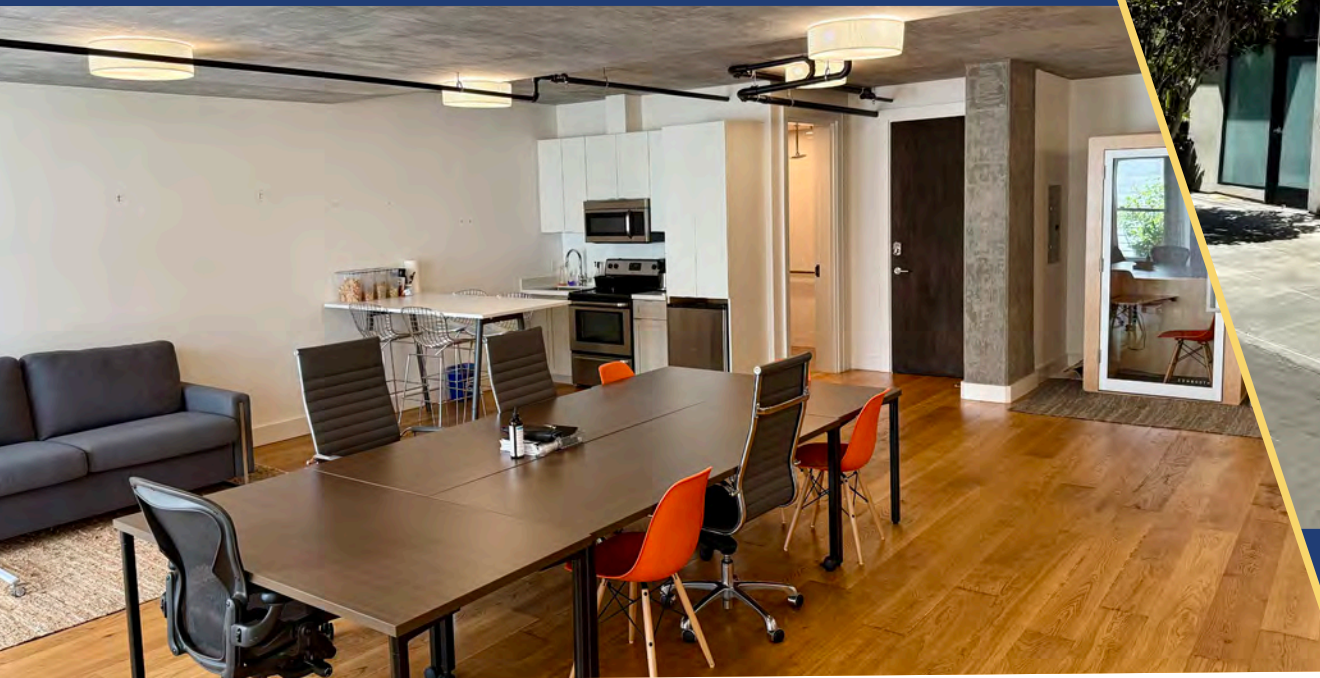


# 1189

## Tennessee Street, #103

### For Sale

Rare Dogpatch Commercial Condo  
+/- 948 SF



**NEWMARK**

EXCLUSIVE SALES ADVISOR

**Josh Peterson**

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CA RE Lic. #01455490



# For Sale

## ASKING PRICE: \$750,000 / \$791 PSF

Newmark, as the exclusive advisor, is pleased to extend to owner-users and qualified investors the opportunity to acquire the 100% fee-simple condominium interest in 1189 Tennessee Street Unit #103, a charming ground floor commercial condominium unit in San Francisco's vibrant Dogpatch neighborhood.

1189 Tennessee #103 is an approximately 948 square foot modern condo built in 2015 featuring good ceiling heights, radiant-heat wood floors and high-quality improvements throughout. The unit is equipped with a kitchen with modern appliances including full stove, and stone counter-tops, and can be delivered furnished or vacant to suit the new owner's needs. The space also boasts an ADA bathroom with shower and comes with one parking space in the underground garage. Two sliding doors provide excellent natural light and direct access to the shared outdoor patio, perfect for casual meetings and coffee breaks. The unit is ideal for a wide variety of uses having been utilized by an art studio, VC/Investment office and fintech startup space over the years.

### Property Details

Unit Size (SF):	948
Year Built:	2015
Total Building Units:	11 Total Condominiums 3 Ground Floor Commercial 8 Residential
Zoning:	NCT - 2
Owned Parking Spaces:	One (garage)
Outdoor Area:	Shared Patio
Monthly HOA Fees:	\$689.12

Low Costs - Owner only pays for property taxes, insurance and utilities.

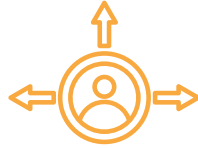




# PROPERTY HIGHLIGHTS



Ideal Dogpatch Location  
Off 22<sup>nd</sup> Street



Easy Walk to  
Abundant Amenities



Direct Access to Shared Patio



Less Than 3 Blocks to Caltrain &  
3<sup>rd</sup> Street Light Rail



Well-Maintained  
Quiet Street



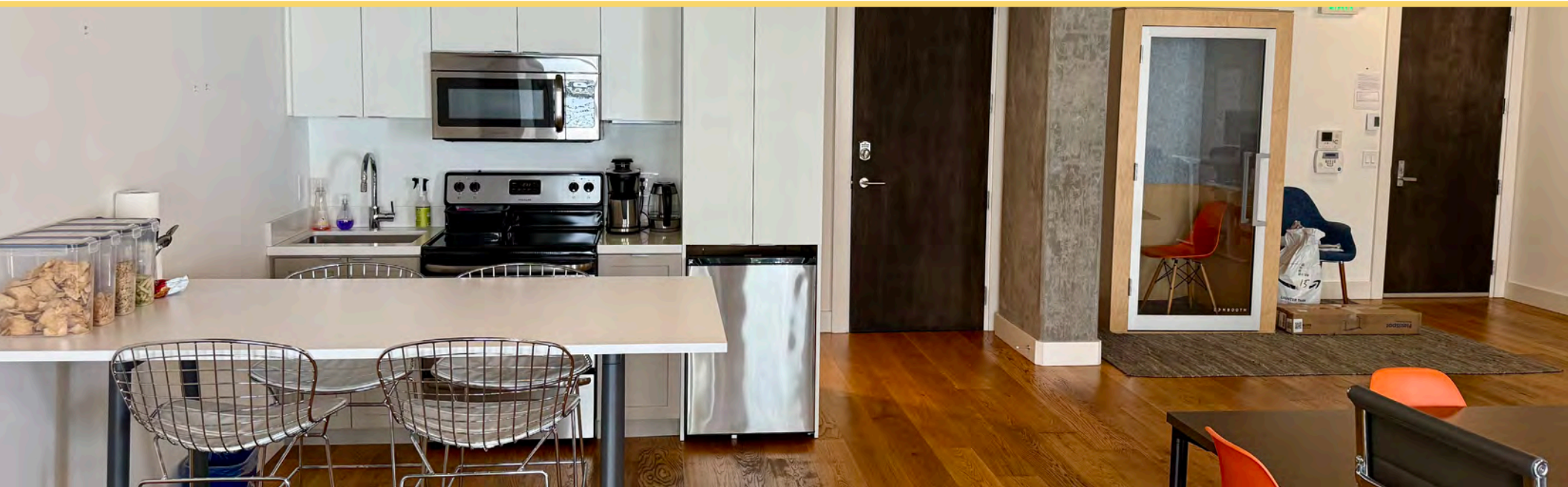
Open Floor Plan with  
Good Natural Light



One Secure Garage  
Parking Spot



ADA Restroom  
with Shower





# PROPERTY PHOTOS



KITCHEN WITH STOVE



OPEN LAYOUT



# PROPERTY PHOTOS



SHARED PATIO



SECURE GARAGE PARKING



# EXPLORE NEARBY AMENITIES

## RESTAURANTS

1. Marcella's Lasagneria
2. Souvla
3. Piccino
4. Brazuca Grill
5. The Plant
6. Ungrafted
7. Long Bridge Pizza Company

## CAFES & BAR

1. Honeybear Boba
2. Giuliana's Just for You Café
3. Humphry Slocombe Dogpatch
4. CoffeeShop
5. Piccino Coffee Bar
6. Dogpatch Saloon
7. Together Wine Lounge Dogpatch

## PUBLIC TRANSPORTATION

1. 22nd Street Caltrain Station
2. 20th Street Light Rail
3. 23rd Street Light Rail
4. SF Muni Bus Stops



Souvla



Piccino



Honeybear Boba



Together Wine Lounge Dogpatch

# 1189

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