

# GARAGE/INDUSTRIAL BUILDING FOR SALE

843 POLK STREET  
SAN FRANCISCO, CA 94109



## EXECUTIVE SUMMARY

Blatteis Realty is pleased to offer owner/users and investors the opportunity to purchase 843 Polk Street, San Francisco, CA 94109. The building is approximately  $\pm 2,925$  square feet of ground floor space and sits on  $\pm 2,925$  square feet of land. Located along Polk Street, the building is currently occupied by an auto repair shop. The site is an excellent owner/user opportunity or can be redeveloped for other urban uses.

Contact us today for more on this phenomenal opportunity!

## INVESTMENT HIGHLIGHTS

- ADA Compliance in 2019
- New Roof installed 2016
- UMB Retrofit Performed in 2002

## PROPERTY SUMMARY

<b>Price:</b>	\$1,200,000
<b>Building Size:</b>	$\pm 2,925$ Sq Ft
<b>Lot Size:</b>	$\pm 2,925$ Sq Ft
<b>Property Type:</b>	Garage
<b>Stories:</b>	1
<b>Year Built:</b>	1919
<b>APN:</b>	0718-003



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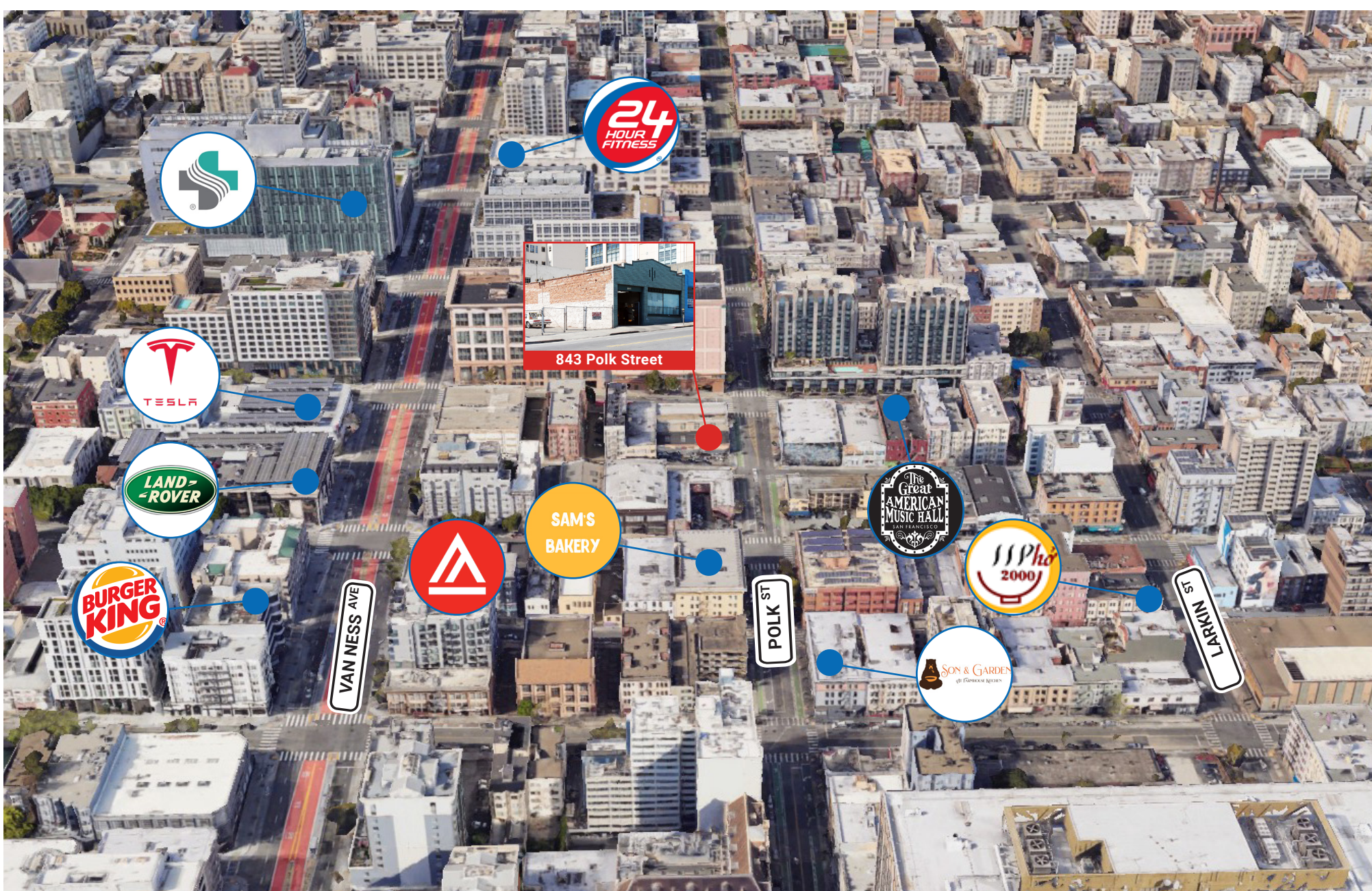
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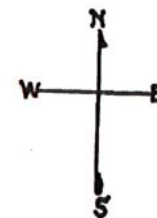
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# SITE MAP



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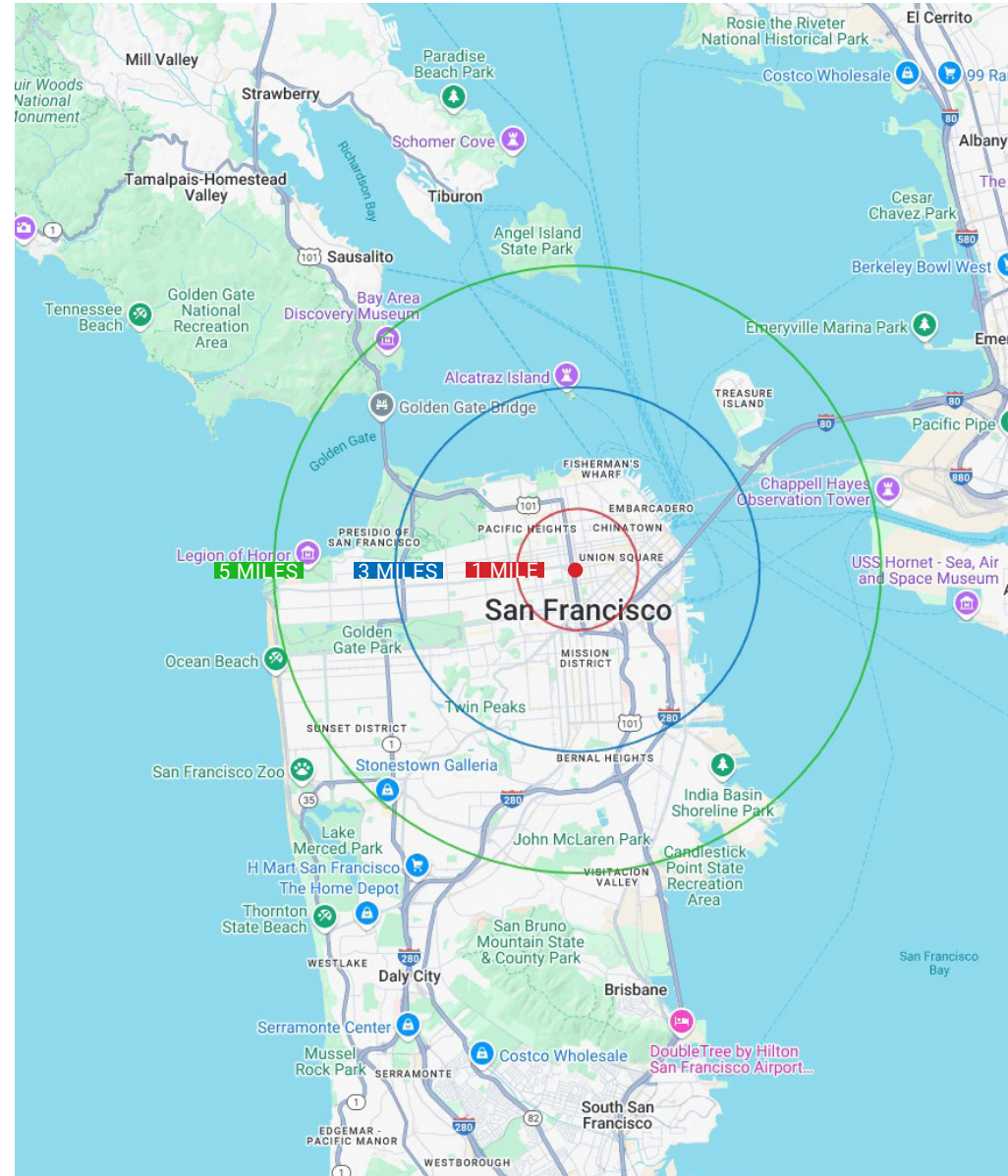
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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 Total Population</b>	147,638	467,325	714,043
<b>2029 Population</b>	137,686	435,871	660,650
<b>Pop Growth 2024-2029</b>	-6.74%	-6.73%	-7.48%
<b>Average Age</b>	44	42	42
<b>2024 Total Households</b>	77,896	225,780	311,120
<b>HH Growth 2024-2029</b>	-7.35%	-7.28%	-7.83%
<b>Median Household Inc</b>	\$80,731	\$131,926	\$129,225
<b>Avg Household Size</b>	1.70	1.90	2.20
<b>2024 Avg HH Vehicles</b>	0.00	1.00	1.00
<b>Median Home Value</b>	\$1,052,912	\$1,103,234	\$1,102,890
<b>Median Year Built</b>	1947	1949	1949

Source: Loopnet



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