

RARE NORTH BEACH BUILDING FOR SALE

462-464 BROADWAY STREET
SAN FRANCISCO, CA 94133

Call For Price

INVESTMENT OPPORTUNITY

JEREMY BLATTEIS jfblatteis@blatteisrealty.com
direct 415-321-7493 | dre# 01460566

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**BLATTEIS
REALTY CO.**

INCORPORATED
EST. 1922

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ASKING PRICE
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BUILDING SIZE
2,668 SQ FT

LOT SIZE
1,334 SQ FT

NEIGHBORHOODS
**NORTH BEACH
TELEGRAPH HILL
CHINATOWN**

TOTAL DAY POPULATION
293,599 (1-MI, 2011)

AVERAGE HOUSEHOLD INCOME
\$91,453 (1-MI, 2011)

» **Rare investment opportunity with great upside potential**

» **This mixed-use, two-story building contains: a 3-bedroom, 2-bath residential unit on the upper floor, and a ground-floor restaurant space with potential owner/user opportunity.**

» **The restaurant space currently has two Type 1 hoods, full kitchen, restroom, excellent signage opportunities, window lining, and great foot traffic.**

» **Located on a busy part of Broadway in North Beach, with lots of foot traffic and near well-known retailers and restaurants: Atmosphere, Monroe, Fuse, Green Tortoise Hostel, Usual Suspects Cafe, Lagos Pizza, On Lok Lifeways, Tommaso's Ristorante, Beat Museum, Wells Fargo Bank, East-West Banks, and Chase Bank.**

» **Please do not disturb tenants**

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44 MONTGOMERY STREET, SUITE 1288, SAN FRANCISCO, CA 94104
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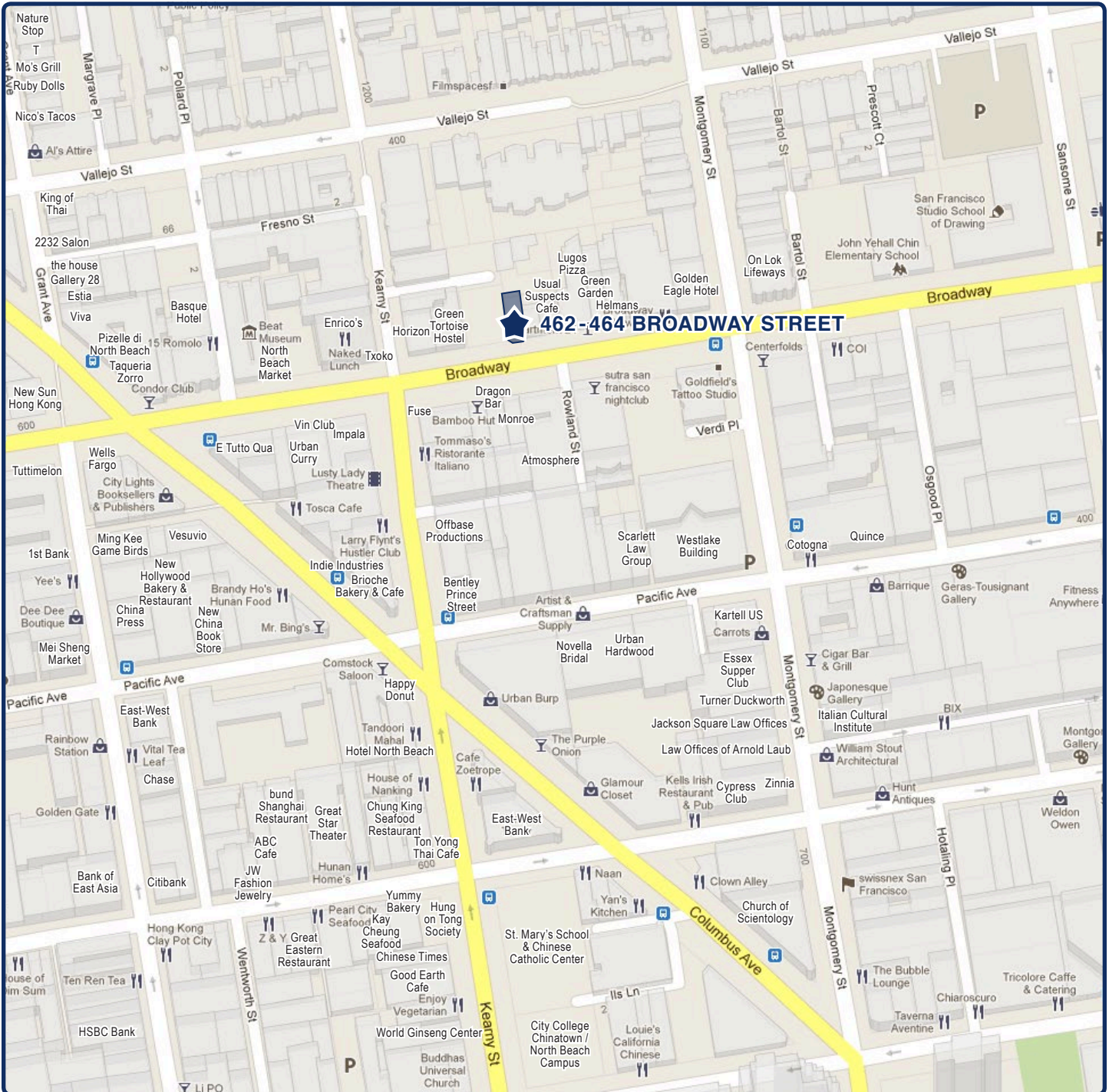
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