



## Iconic North Beach Property *For Sale!*

Rare opportunity to purchase a ±6,000 sf ground-floor, commercial building adjacent to Columbus Avenue in North Beach. The property offers excellent signage potential, ±75 ft. window frontage, full basement, mezzanine, double-door entries, high ceilings, and strong pedestrian traffic. ***Heart of North Beach!***

**For more information about this listing, please  
be prepared to sign a Confidentiality Agreement**

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This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

