

CONFIDENTIAL

Entire Building For Sale With
FULL BAR + 1 Garden Apartment/House
GREAT UPSIDE POTENTIAL!

SAN FRANCISCO

**BAR AND GARDEN APARTMENT WILL BE
DELIVERED VACANT AT CLOSE OF ESCROW**

SALE PRICE: ASKING \$2,000,000

NEIGHBORHOOD: To Be Disclosed

SIZE:

±1,600 SF

LARGE BAR SPACE &
ONE BEDROOM GARDEN APARTMENT
FOR SALE

- **INVESTMENT OPPORTUNITY**
- **BE PREPARED TO SIGN CONFIDENTIALITY AGREEMENT**
- **PLEASE DO NOT DISTURB EMPLOYEES**

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GREAT UPSIDE | AVAILABLE FOR SALE

- Potential for Development
- Coveted Type-48 liquor license for purchase
Asking \$250,000
- Terrific upside potential
- Great for Owner/User or Passive Investor
- Excellent location in a strong
residential neighborhood!
- Popular night spot
- Two BART Stations nearby



INCORPORATED | EST. 1922

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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.

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