



## NICE CORNER BUILDING FOR SALE!

**2401** 46TH AVENUE  
SAN FRANCISCO, CA 94116 | OUTER SUNSET DISTRICT

REMODELED PROPERTY OFFERS  
GROUND-LEVEL LUXURY SPA  
AND UPSTAIRS 3-BEDROOM UNIT

**PRICE: \$1,488,000**

**NEIGHBORHOOD:** OUTER SUNSET  
CORNER OF TARAVAL STREET & 46TH AVENUE

**SIZE:**

**±1,705 SF**

RETAIL SPACE AND THREE BEDROOM UNIT  
FOR SALE

**INVESTMENT OPPORTUNITY**  
**PLEASE DO NOT DISTURB EMPLOYEES**

**NOW AVAILABLE**

**EXCEPTIONAL MIXED-USE OPPORTUNITY.**  
**POSSIBLE COMMERCIAL-TO-RESIDENTIAL CONVERSION.**

**REMODELED, GROUND-LEVEL LUXURY SPA SPACE**

- High exposure corner
- Terrific for Owner/User or Passive Investor
- Excellent location in a strong residential neighborhood!
- Located on MUNI train and multiple bus lines
- Reception Area, three Private Rooms, Storage Room and Shed
- Two Shower Rooms and One Half Bathroom

**SPACIOUS, REMODELED UPSTAIRS LIVING QUARTERS**

- Master Bedroom with Master Bathroom
- Some ocean views
- Two additional bedrooms and half bathroom
- Large living room, formal dining room and kitchen
- Short walk to restaurants, shops and Ocean Beach



INCORPORATED | EST. 1922

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44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | BRE #01421282

**JOHN E. MUGNANI**

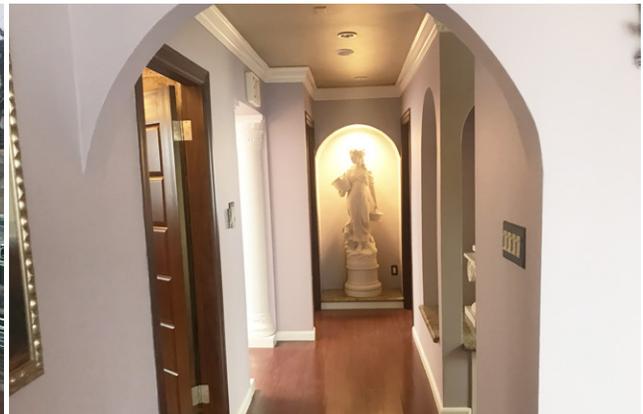
415.321.7487 | jm@brsf.co | BRE #01742319

**JEREMY BLATTEIS**

415.321.7493 | jfb@brsf.co | BRE #01460566

**sfretail.net**

## PROPERTY PHOTOS



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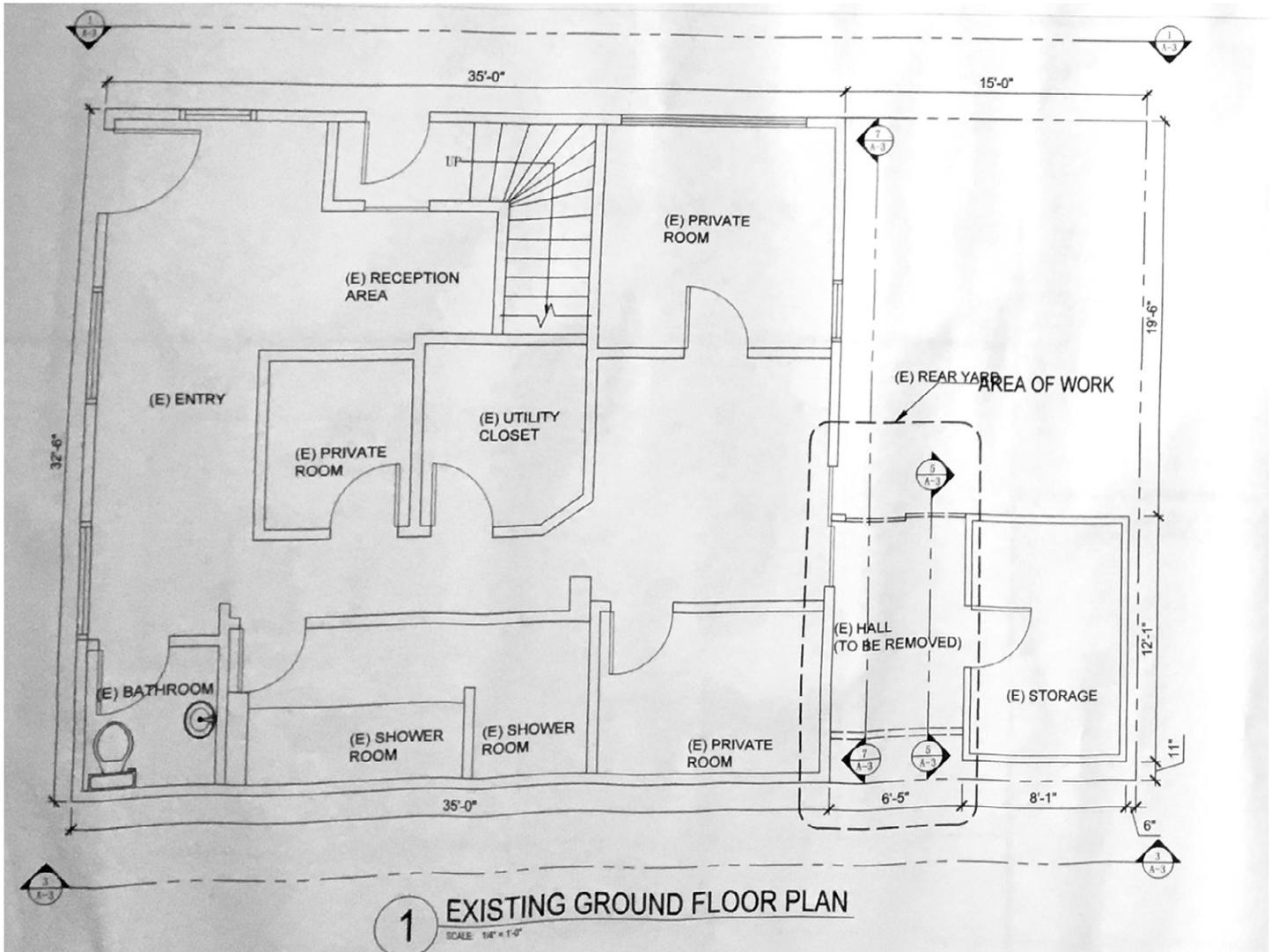
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415.321.7493 | [jfb@brsf.co](mailto:jfb@brsf.co) | BRE #01460566

**[sfretail.net](http://sfretail.net)**

## GROUND FLOOR PLANS



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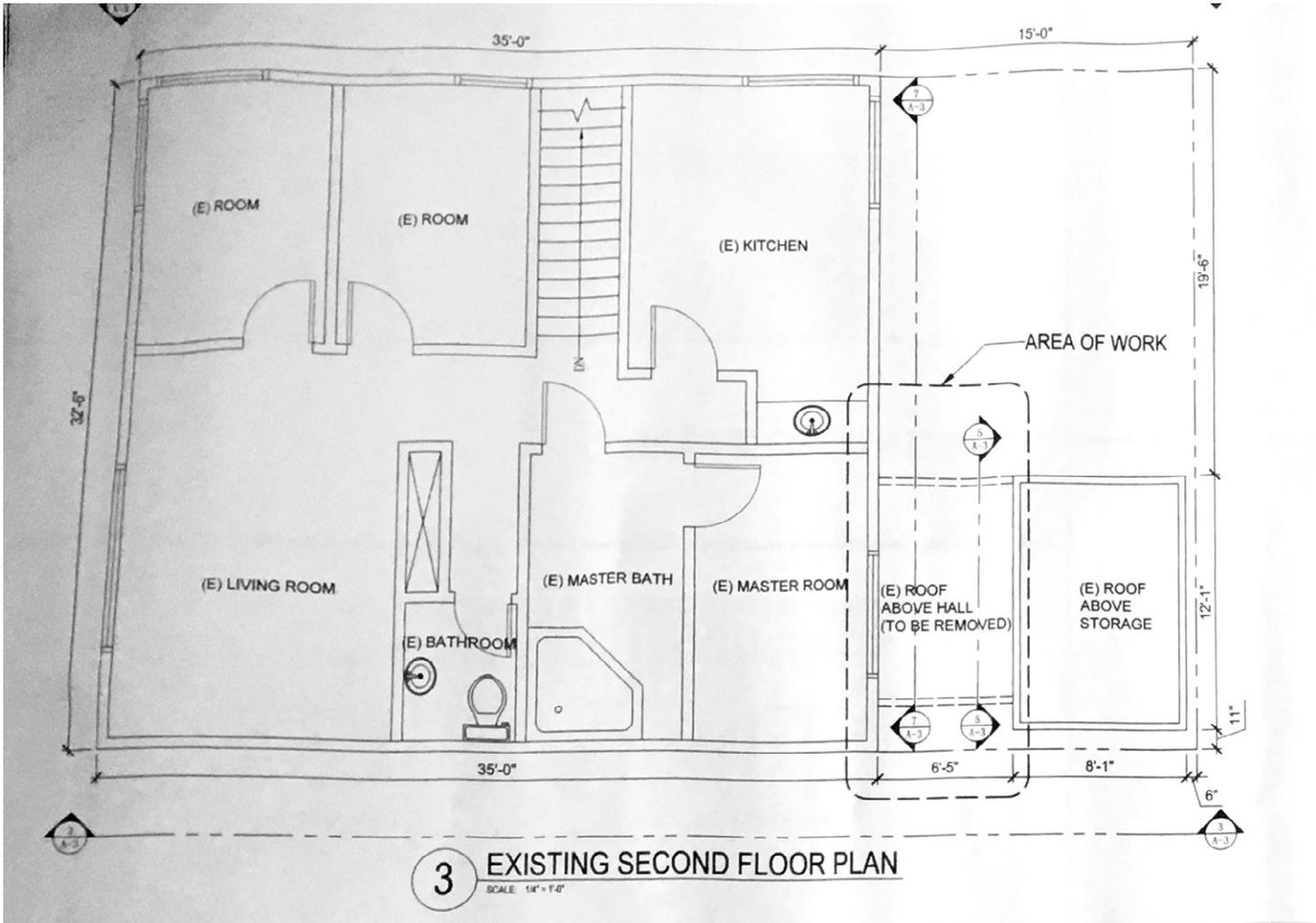
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[sfretail.net](https://sfretail.net)

## SECOND FLOOR PLANS



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**JOHN E. MUGNANI**  
415.321.7487 | jm@brsf.co | BRE #01742319

**JEREMY BLATTEIS**  
415.321.7493 | jfb@brsf.co | BRE #01460566

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## PROPERTY ELEVATION PLANS



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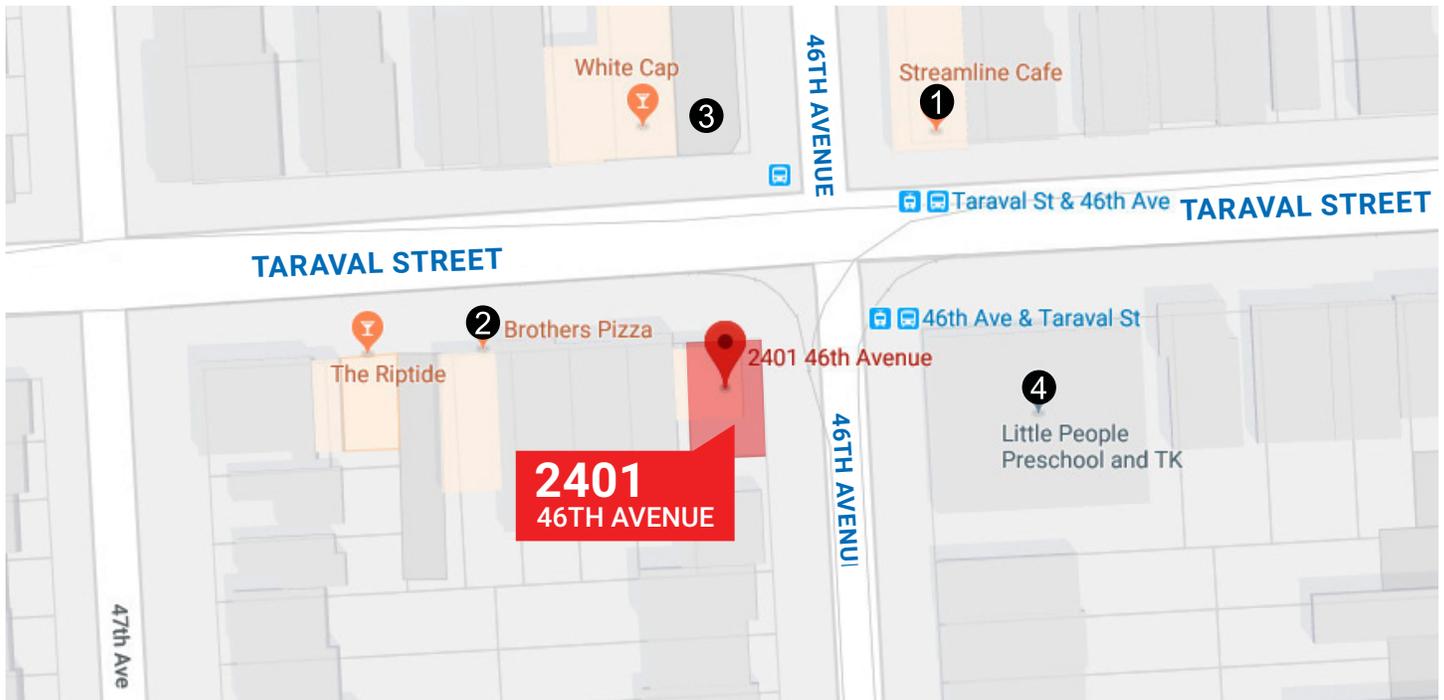
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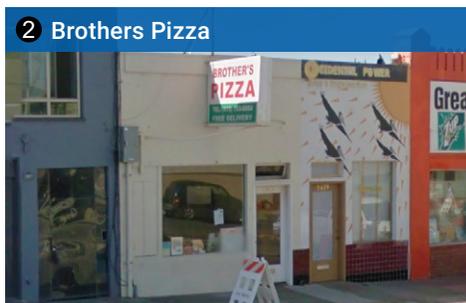
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POPULAR NEARBY TENANTS

● Popular Nearby Tenants



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