

401

CLEMENT STREET

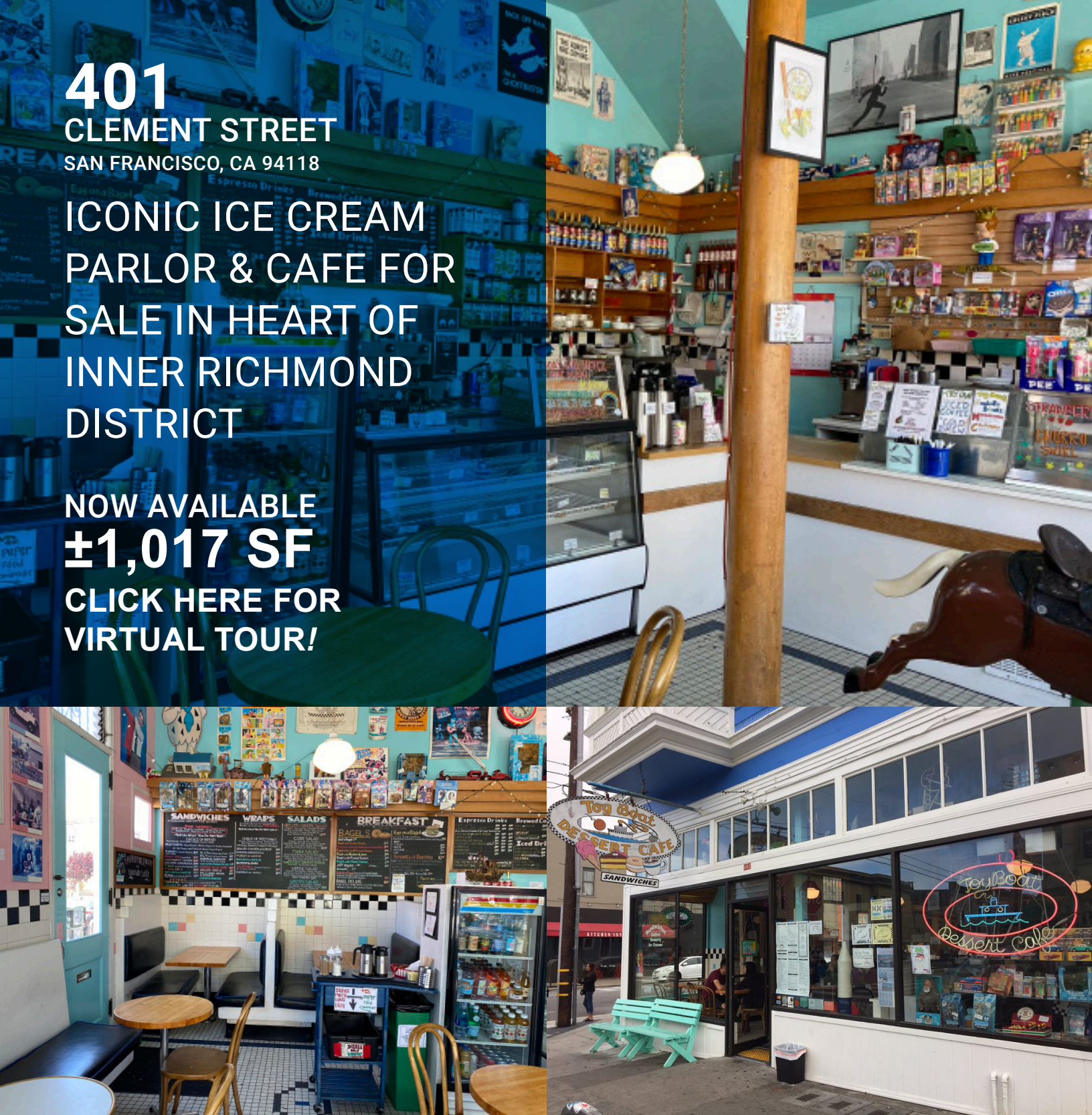
SAN FRANCISCO, CA 94118

ICONIC ICE CREAM  
PARLOR & CAFE FOR  
SALE IN HEART OF  
INNER RICHMOND  
DISTRICT

NOW AVAILABLE

±1,017 SF

CLICK HERE FOR  
VIRTUAL TOUR!



INCORPORATED | EST. 1922

**JONATHAN BLATTEIS**  
**415.981.2844**

DRE #00812015  
jb@brsf.co



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



## PLEASE CALL FOR PRICE

### SIZE:

**±1,017 SF** *Total*

**±657 SF** *Ground Floor*

**±360 SF** *Basement*

### BUSINESS OPPORTUNITY



## NOW AVAILABLE FOR SALE

Blatteis Realty is pleased to offer this incredibly rare business opportunity in one of San Francisco's most quaint neighborhoods. For nearly 40 years Toy Boat has been an anchor at it's corner location of Clement & 5th with a loyal following among its patrons. Countless articles have praised it's service and atmosphere and "remains well known for its locally-produced ice cream and vibrant display of 80's collectibles." (Double Rainbow Gourmet Ice Cream)

### KEY HIGHLIGHTS:

- Legacy Business Certified by San Francisco Small Business Commission
- Sliding Glass Windows
- Plenty of Foot & Vehicle Traffic
- Abundant Natural Lighting
- Inventory Includes Coffees, Teas, Specialty Milk (Soy, Oat, Almond), Torani Bottles, Cases of Soft Drinks, Cans of Hot Fudge, & More
- FF&E Included

### FF&E INCLUDED:

- Toy Collection & Misc. Toys
- Neon Clock/Sign
- Mechanical Horse (Lease)
- Hand Sink
- Ice Machine (Lease)
- Meat Slicer
- Dishwasher (Lease)
- 3 Head Shake Machine
- 2 Door Solid Reach-In Freezer
- 1 Door Solid Reach-In Refrigerator
- 2 Door Glass Reach-In Refrigerator
- 2 Custom Built-in Sinks
- Sandwich Prep Refrigerator
- Federal Cake Refrigerator
- Undercounter Refrigerator
- 2 Dipping Cabinets
- Heavy Duty Metal Shelving
- Mop Sink
- Rheem Hot Water Heater
- Employee Locker
- Paper Goods
- Hot Fudge Warmer
- Coffee/Esspresso Cups
- Coffee Brewer
- Coffee Grinder
- Espresso Machine
- 2 Espresso Dosers
- 2 Desks
- Cash Register
- 2 Microwaves
- 2 Commercial Toaster Ovens
- Multiple Glasses
- 2 Custom Built-in Booths
- 7 Oak Tables
- 18 Brentwood Chairs
- Fire Extinguisher



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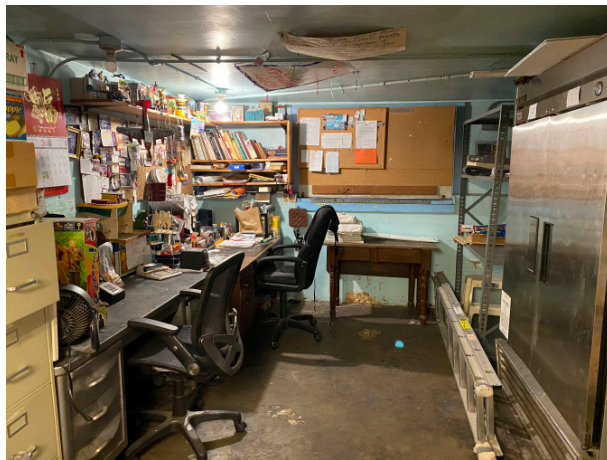
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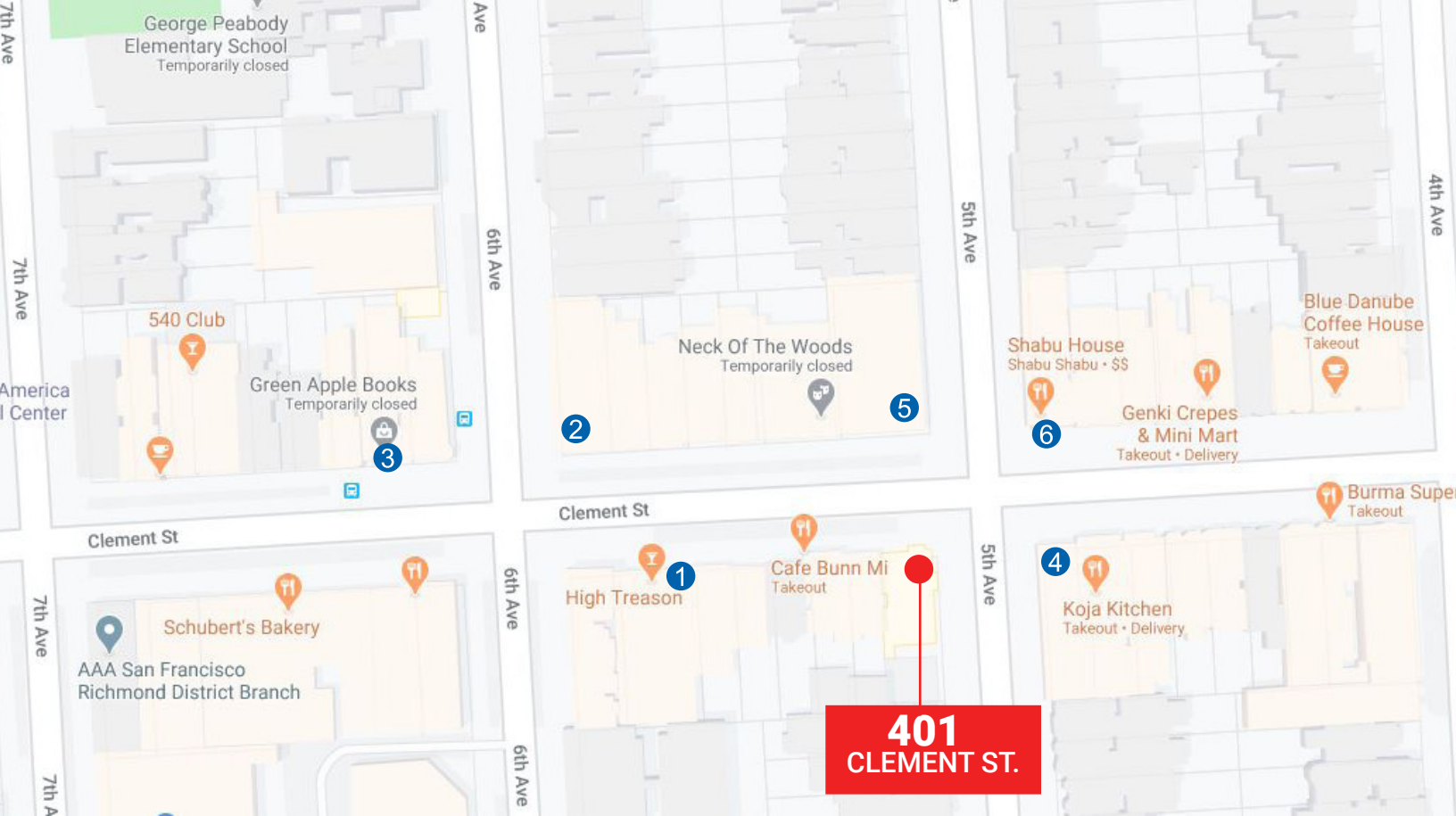
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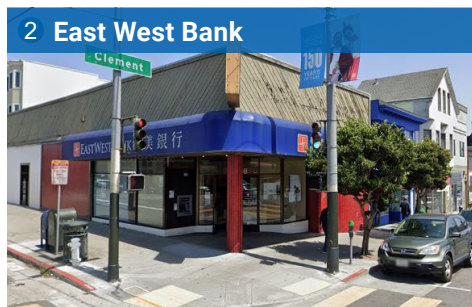


## POPULAR NEARBY TENANTS

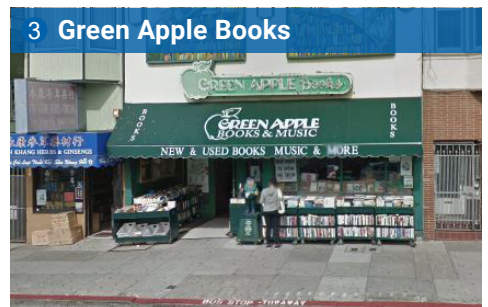
Popular Nearby Tenants



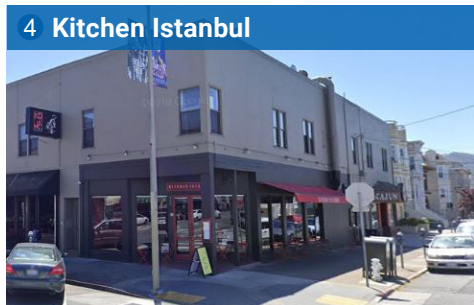
1 The Bitter End



2 East West Bank



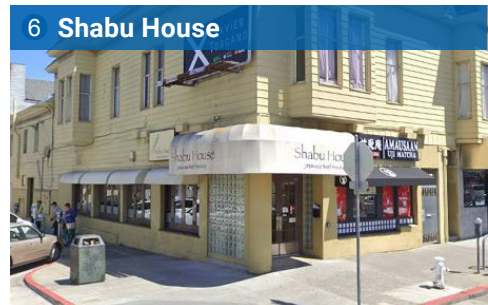
3 Green Apple Books



4 Kitchen Istanbul



5 Lein Hing Supermarket



6 Shabu House



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