

MIXED-USE BUILDING FOR SALE IN SOMA
52-54 JEFF ADACHI WAY | SOMA
SAN FRANCISCO, CA 94103



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100 Years

JEREMY WILLIAMS
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DRE #01952598

EXECUTIVE SUMMARY

This live/work compound is located in the heart of San Francisco's South of Market (SOMA) neighborhood. The property consists of a 2-level flexible office building offered for sale with adjacent 5+ Bedroom/2.5 Bathroom residential hotel. The Office portion was most recently leased to a tech start up and the residential portion continues to successfully generate short-term rental income.

INVESTMENT HIGHLIGHTS:

- Open Floorplan
- Private Glass Offices
- Conference Room
- Kitchenette W/Stainless Steel Appliances
- Parking Garage for 3-4 Cars

PROPERTY DETAILS:

Asking Price:	\$3,950,000
Price Per Square Foot:	\$582
Capitalization Rate:	5%
Property Type:	Office
Building Size:	±6,792 Sq Ft (Per Realquest)
Lot Size:	±3,600 Sq Ft (Per Realquest)
# of Stories:	2
Cross Street:	Brannan Street
Year Built/Renovated:	1995/2017
APN:	3779-146



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101 Montgomery Street, Suite 888, San Francisco, CA 94104 | www.sfretail.net | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282



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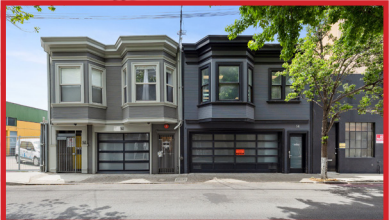
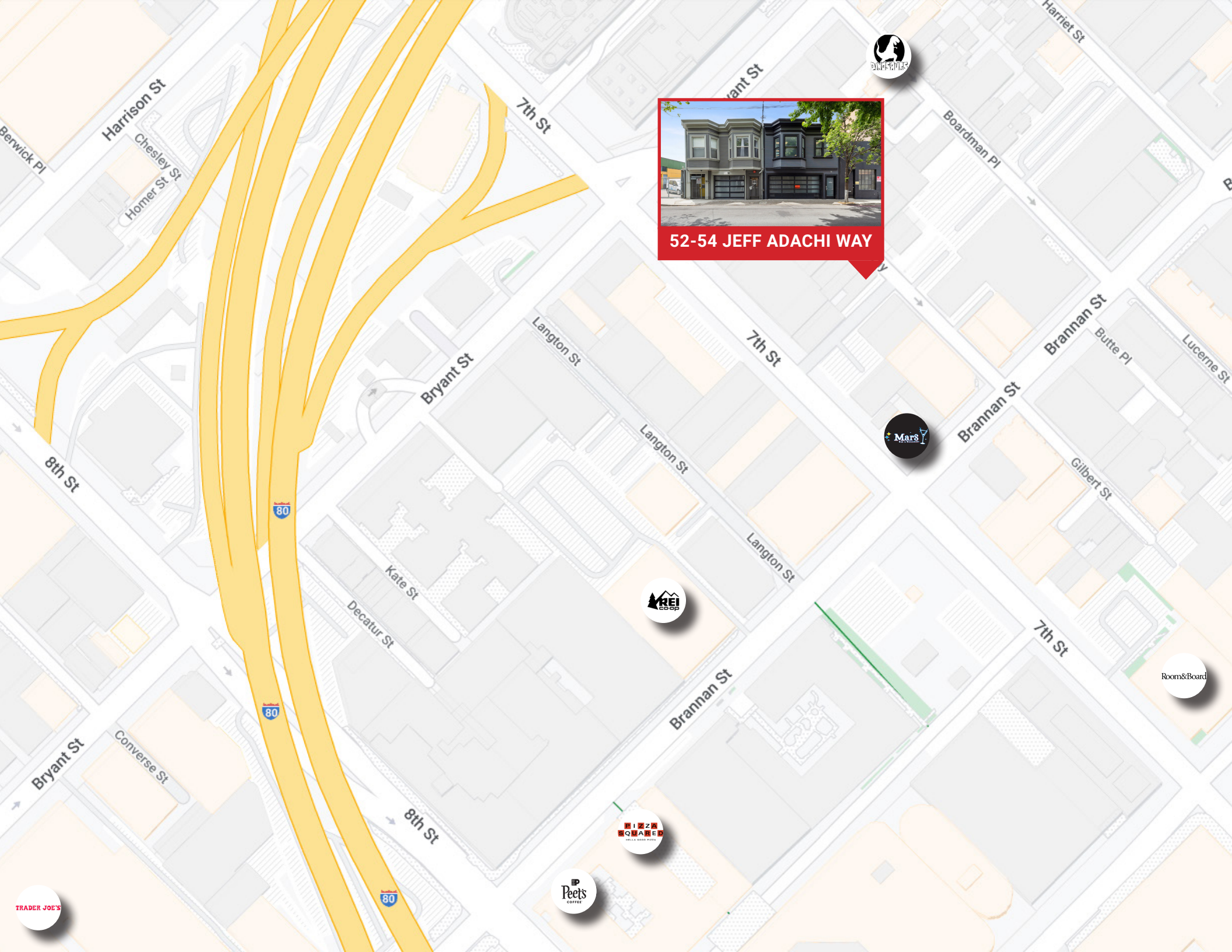
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