

FOR SALE



# 1425 Ocean Avenue

San Francisco, CA

## Space Profile:

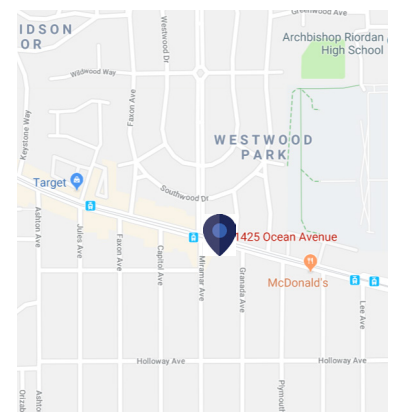
<b>Building Size</b>	3,507 RSF (Buyer to verify)
<b>Lot Size</b>	2,500 RSF
<b>Zoning</b>	NCT
<b>Parcel Number</b>	6941-060
<b>Year Built</b>	1929
<b>Transit</b>	Excellent Transit <ul style="list-style-type: none"><li>Balboa BART (0.6 mi)</li><li>MUNI Adjacent</li></ul>
<b>Bike Score</b>	80 Very Bikeable
<b>Walk Score</b>	88 Very Walkable
<b>Sales Price</b>	\$1,964,000
<b>Price/SF</b>	\$560/SF

## Features:

- 2-story mixed use building
- Ground floor commercial unit: Vacant bank branch
- Second floor residential unit: Occupied 3-bedroom apartment
- Private outdoor patio
- 29 feet of frontage on Ocean Avenue
- Ideal for owner/user or investment property
- Several types of retail and service uses permitted for commercial unit

## Contact:

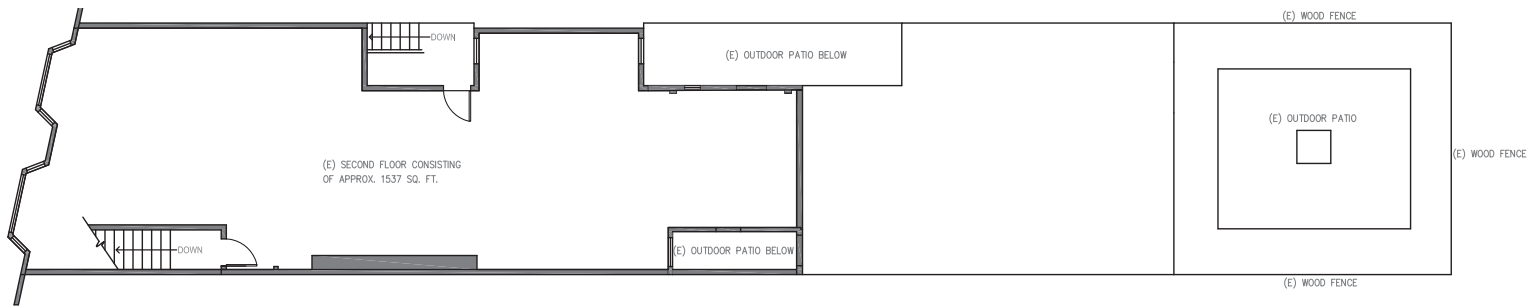
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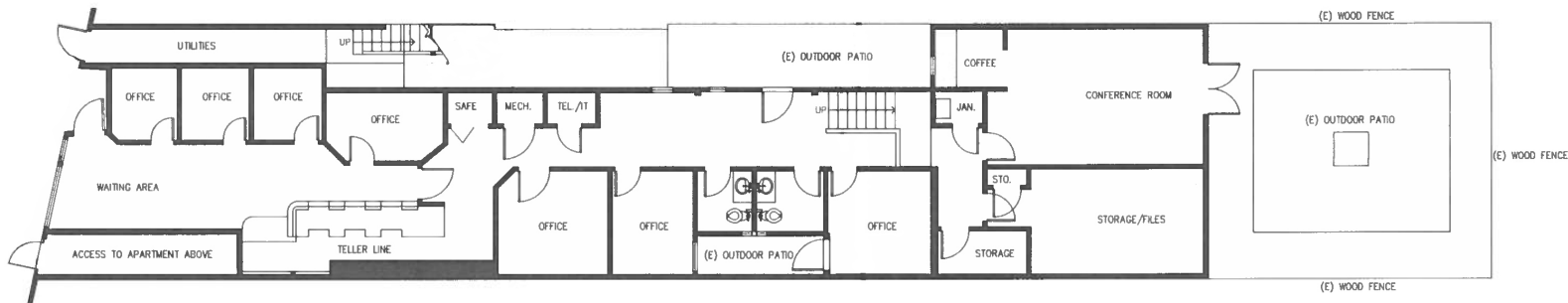
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**Second Floor** Approximately 1,537 RSF



**Ground Floor** Approximately 1,970 RSF



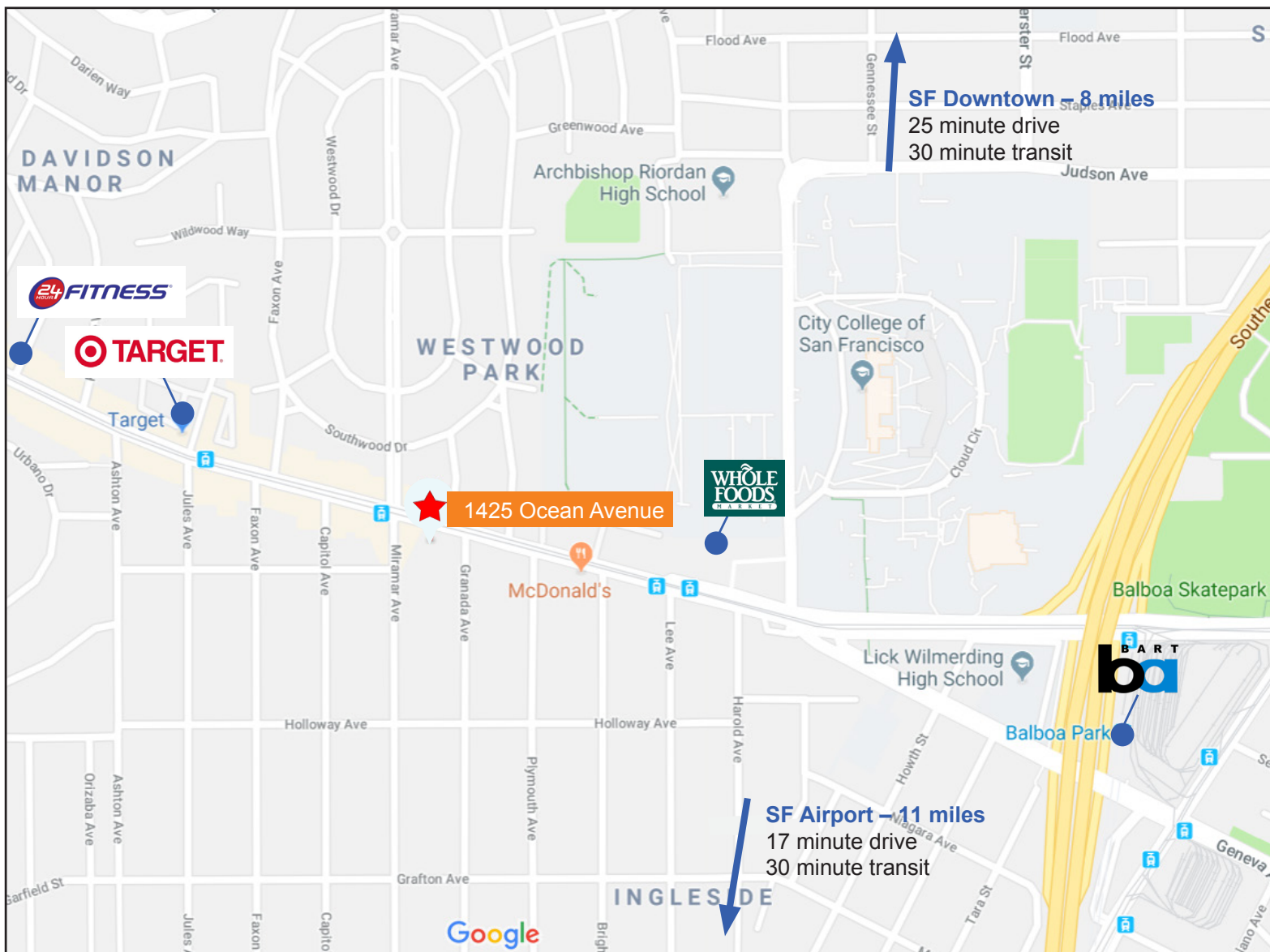
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