

OUTSTANDING OWNER-USER INVESTMENT PROPERTY FOR SALE

610-616 South Amphlett Boulevard
SAN MATEO, CA 94402

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Price Reduced: \$4,195,000



610-616 SOUTH AMPHLETT BLVD

LISTING PRICE:
\$4,195,000

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PROPERTY CONSISTS OF:

- Rarely available VACANT automotive shop of approx. 3,700 sq.ft. with a secured yard of approx. 3,500 SF
- Separate building with recently vacated and updated 2-bedroom apartment unit on the top floor and three storage rental units below.
- Single family residence with 3 bedrooms and 1 bath of approx. 1,670 square feet
- Freeway facing Billboard with a lease until July 2050
- 2 parcels total 12,007 SF
 - 610 S Amphlett: 5,987 SF
 - 616 S Amphlett: 6,020 SF
- Zoning: C4



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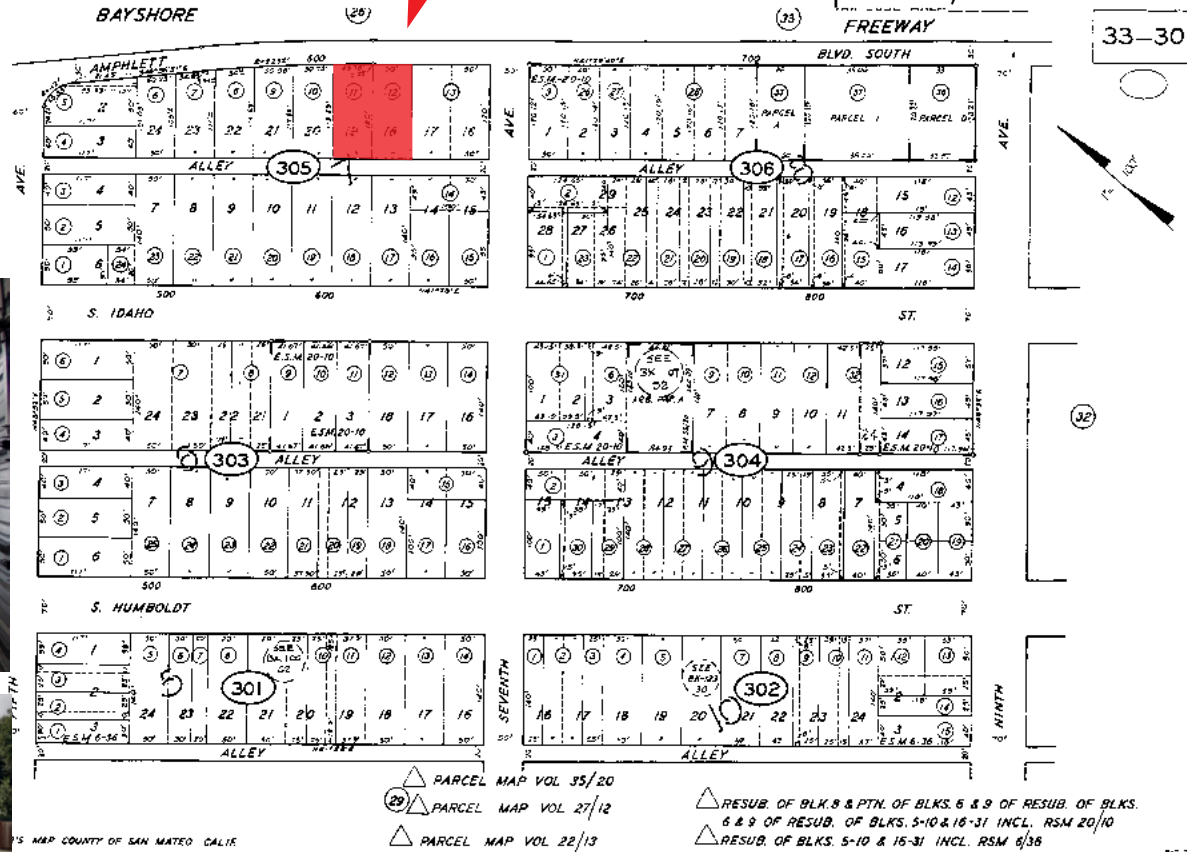
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Income Projections

Automotive Shop of 3,700 sq.ft., plus secured lot	\$ 8,000.00 per month, per market rates
2-bedroom Apartment	\$ 2,800.00 per month, per market rates
Single Family Residence	\$ 3,800.00 per month, per market rates
Bill Board Lease	\$ 6,000.00 per month, current rate plus annual CPI adjustments
3 Storage Units	\$ 1,200.00 per month, per market rates
Total Projected gross annual income:	\$ 261,600.00 per year



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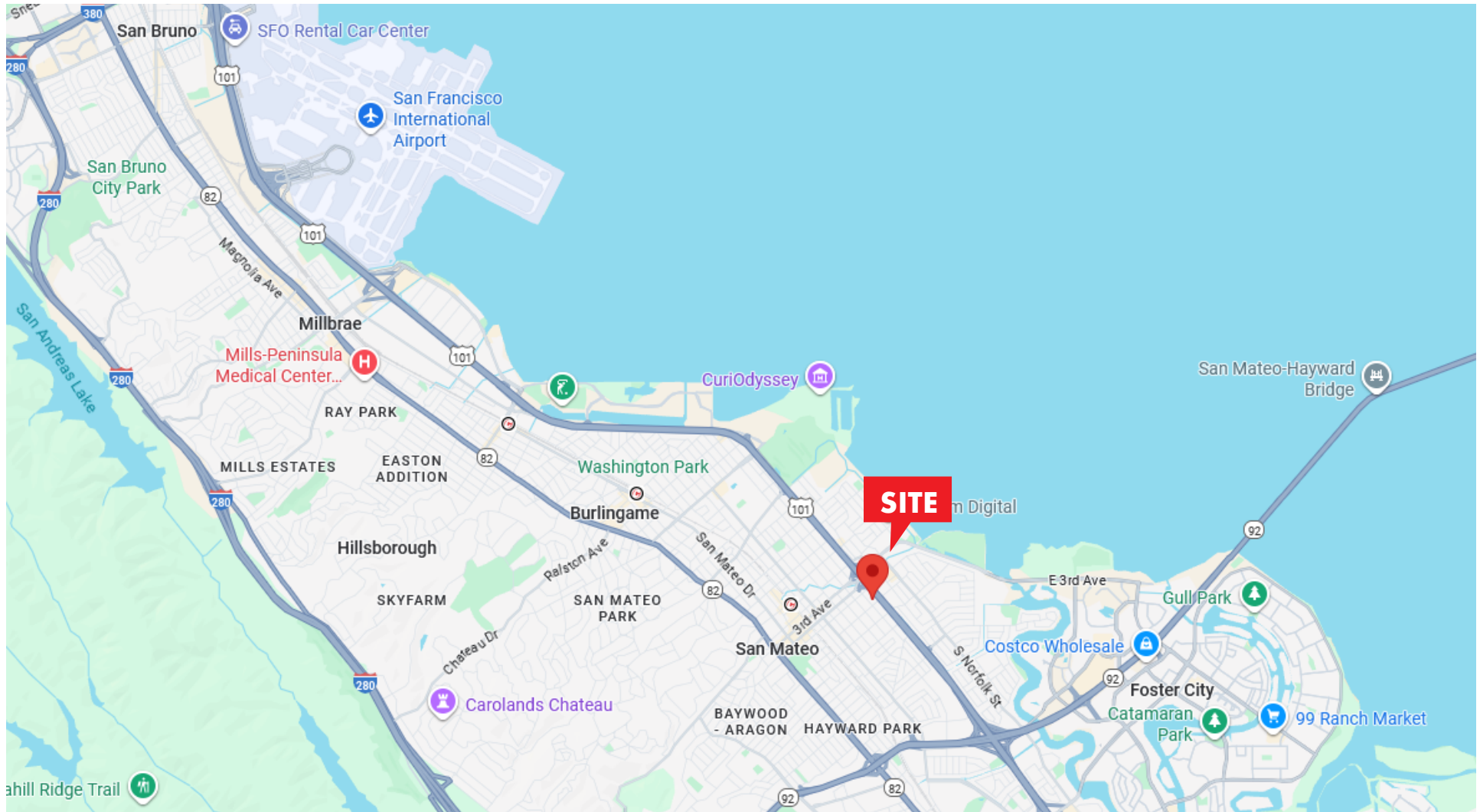
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