

Swift Ave

South San Francisco, CA 94080

\$2,195,000



An exceptional opportunity to acquire a condo on Swift Avenue, a fully equipped commercial kitchen condo totaling approximately 4,632 sq ft in the heart of South San Francisco's thriving industrial district. **This sale includes both the real estate and all kitchen-related assets**, making it ideal for caterers, meal prep companies, food truck commissary operations, food manufacturers, or anyone needing a licensed food production facility.

Property Highlights:

Fully Permitted Commercial Kitchen

- Operating **transferable** health permit valid until **June 30, 2026**

Functional Layout & Equipment

- **Approximately 4,632 sq ft** of total useable space - 3,200 sq ft of ground floor and 1,432 sq ft of Mezzanine Storage and Upstairs Office
- Spacious **prep area** with multiple **three-compartment and handwashing sinks**
- Two large **walk-in refrigerators**
- Commercial-grade **ventilation system, grease trap, and floor drains**
- **Roll-up front door** for easy loading/unloading
- Various **kitchen equipment and small wares**

Expansive Mezzanine Level

- Additional **storage and work area** with **forklift access**, maximizing space and workflow efficiency
- Well-built and structurally integrated, the mezzanine provides substantial usable square footage and is ideal for dry storage or auxiliary workstations

Multiple Private Offices

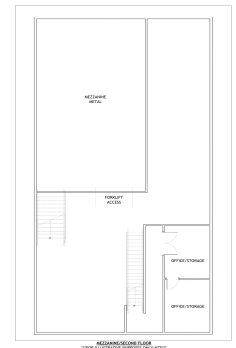
- Ideal for **administrative use, meetings, or client-facing operations**

Convenience, Management & Accessibility

- **3 dedicated parking spaces**, with ample **"first come"** additional parking available around the perimeter of the property
- Located near **Caltrain shuttle drop-off** for easy employee transit
- Quick access to **US-101, I-280, and SFO Airport**
- Professionally managed with common area maintenance
- HOA fees/details available upon request

The property is situated within a well-maintained commercial complex in South San Francisco. It combines essential infrastructure for food production with logistical features such as a roll-up door, mezzanine storage, and dedicated parking.

***Property Information Deemed Reliable but not Guaranteed. Buyers Should Conduct Their Own Due Diligence.**



LISTING AGENT

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