



5601 Mission St

5601 Mission St, San Francisco, CA 94112



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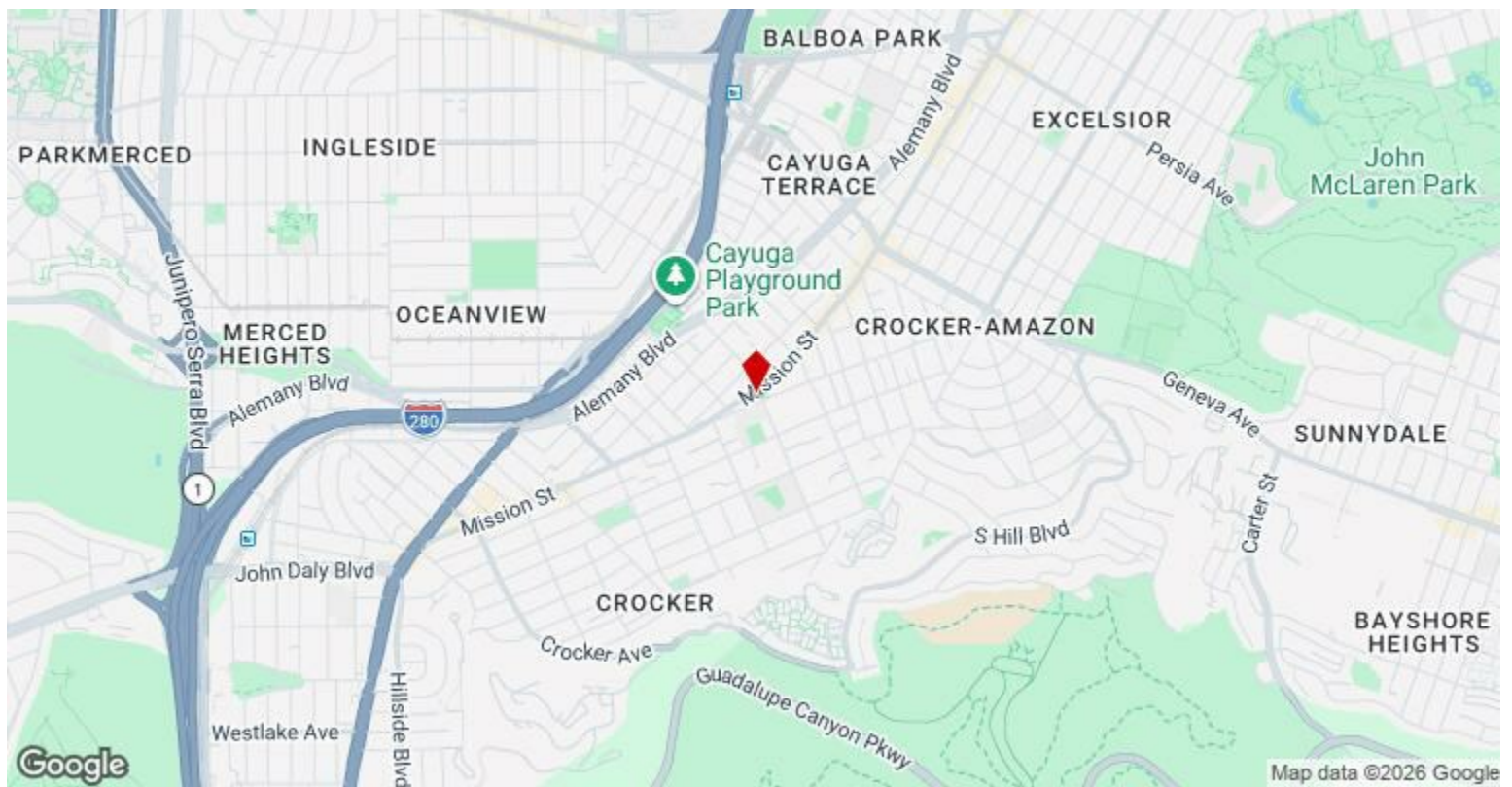
\$899,900

Rarely available, freestanding commercial building prominently located at the high-visibility corner of Mission and Lowell Streets in San Francisco's Excelsior District. Formerly home to Animal Farm Pet Hospital, the property features existing exam rooms, an X-ray room, animal cages, and an unwarranted loft/office area. A complete list of veterinary equipment and amenities is provided below. The versatile layout may also accommodate a variety of alternative uses, including medical, retail, fitness, creative space, religious assembly, educational, or professional office use. The property benefits from excellent visibility, strong foot traffic, convenient MUNI access, and a thriving neighborhood location. Property is sold As-Is. Buyer is advised to independently verify the building's square footage, the legal status of all improvements, zoning, and permitted uses with the City and County of San Francisco. Veterinary Amenities: 1. Permit to operate as vet clinic (an especially valuable feature because there used to be a moratorium on vet facilities) 2. Three(3) exam rooms with exam tables 3. Stainless steel cages of different sizes- about 25 units 4. Dog runs - six(6) indoor runs 5. An isolation room for potential infectious diseases 6. Oxygen and exhaust tubing for anesthesia etc. 7. Stainless steel bathing tub and force air dryer 8. Two (2) large treatment tables in the very spacious treatment room with ample ventilation. 9. Lighting equipment and a dental X-ray unit- (might need imaging surface) 10. Solar electricity and hot water on demand unit...

- High-visibility corner location at Mission & Lowell Streets
- Free-standing commercial building delivered vacant
- Unwarranted loft/office area
- A rare owner-user and value-add investment opportunity
- Former veterinary clinic with existing exam rooms, X-ray room, animal cages and vet equipment
- Flexible layout suitable for veterinary, medical, retail, fitness, creative, educational, or professional office uses

Price:	\$899,900
Property Type:	Retail
Property Subtype:	Veterinarian/Kennel
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1,970 SF
Gross Building Area:	1,971 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1932
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	NC2
APN / Parcel ID:	6470-003
Walk Score ®:	60 (Moderately friendly)





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The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

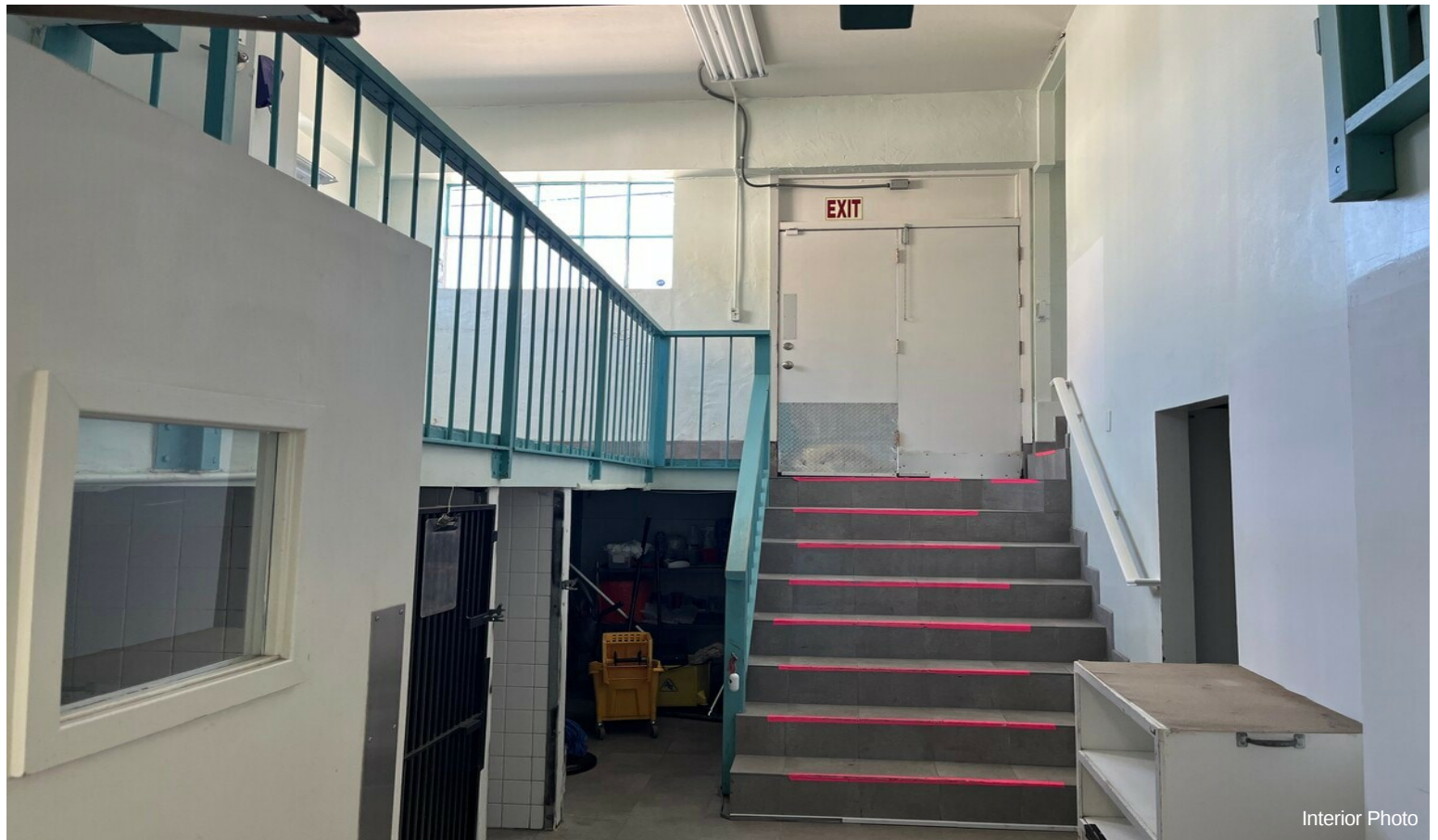
Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo



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