

FOR SALE

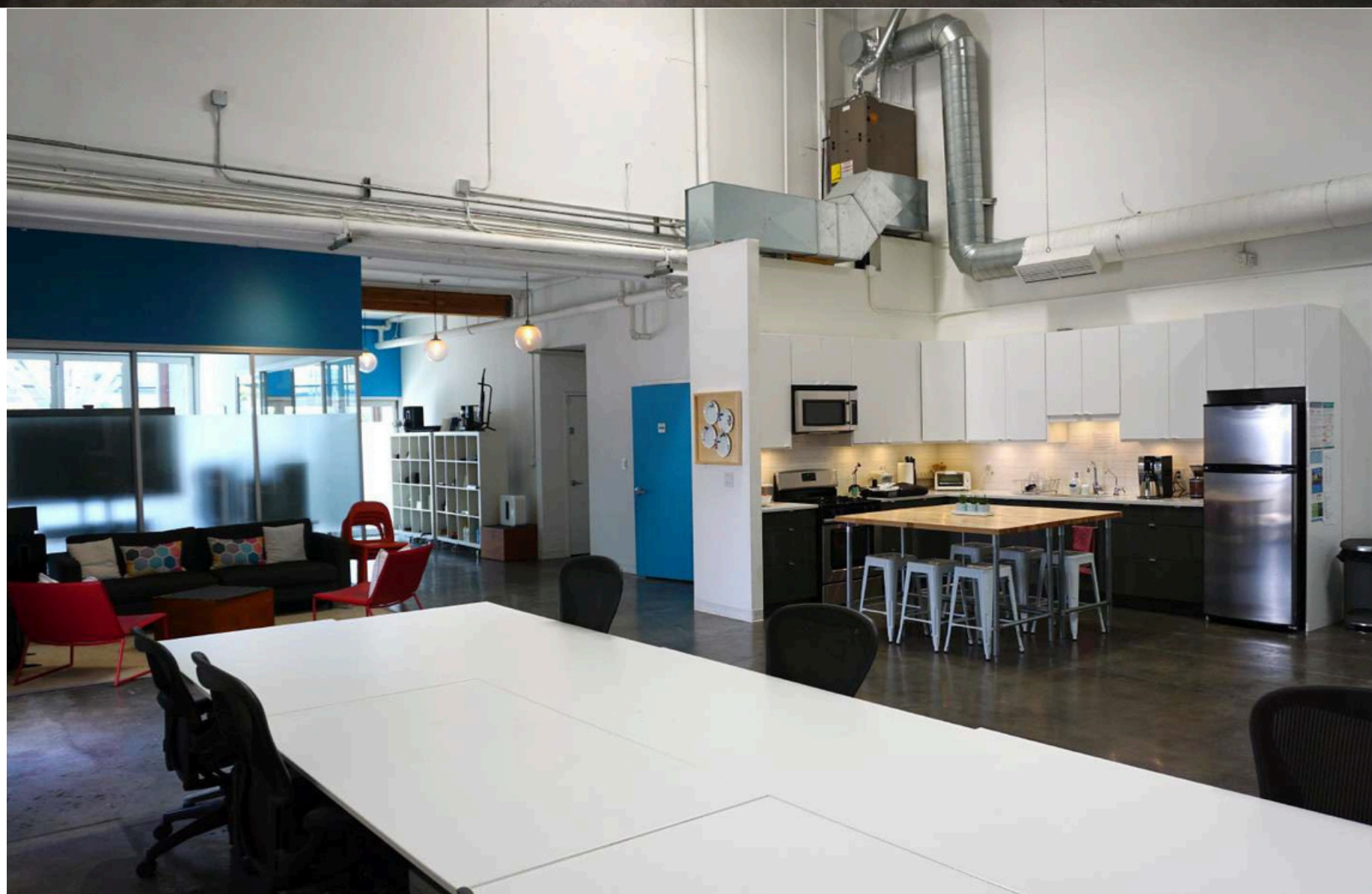
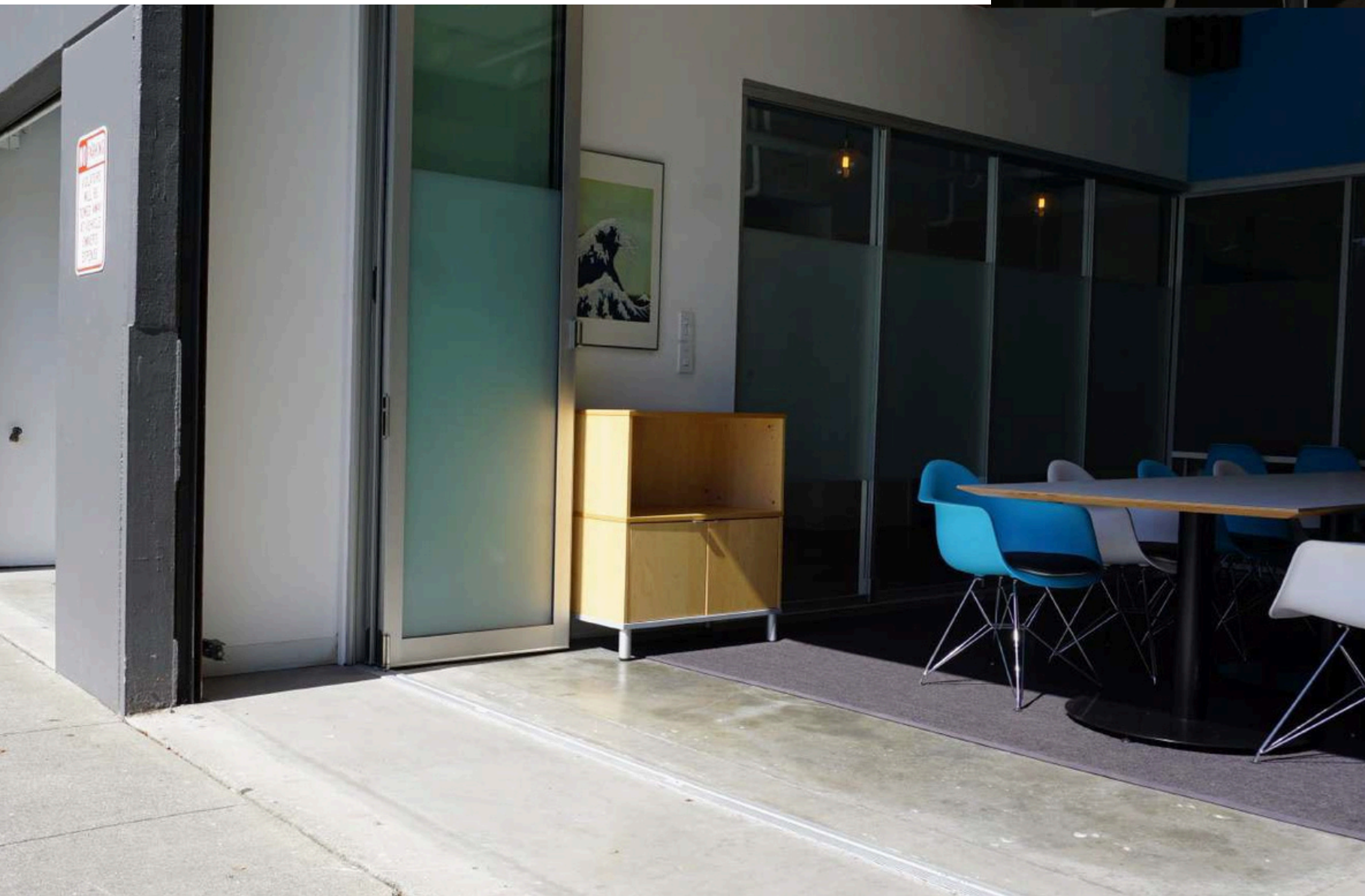
424 TREAT AVENUE #1B, SAN FRANCISCO

MISSION DISTRICT OWNER/USER OR INVESTMENT OPPORTUNITY



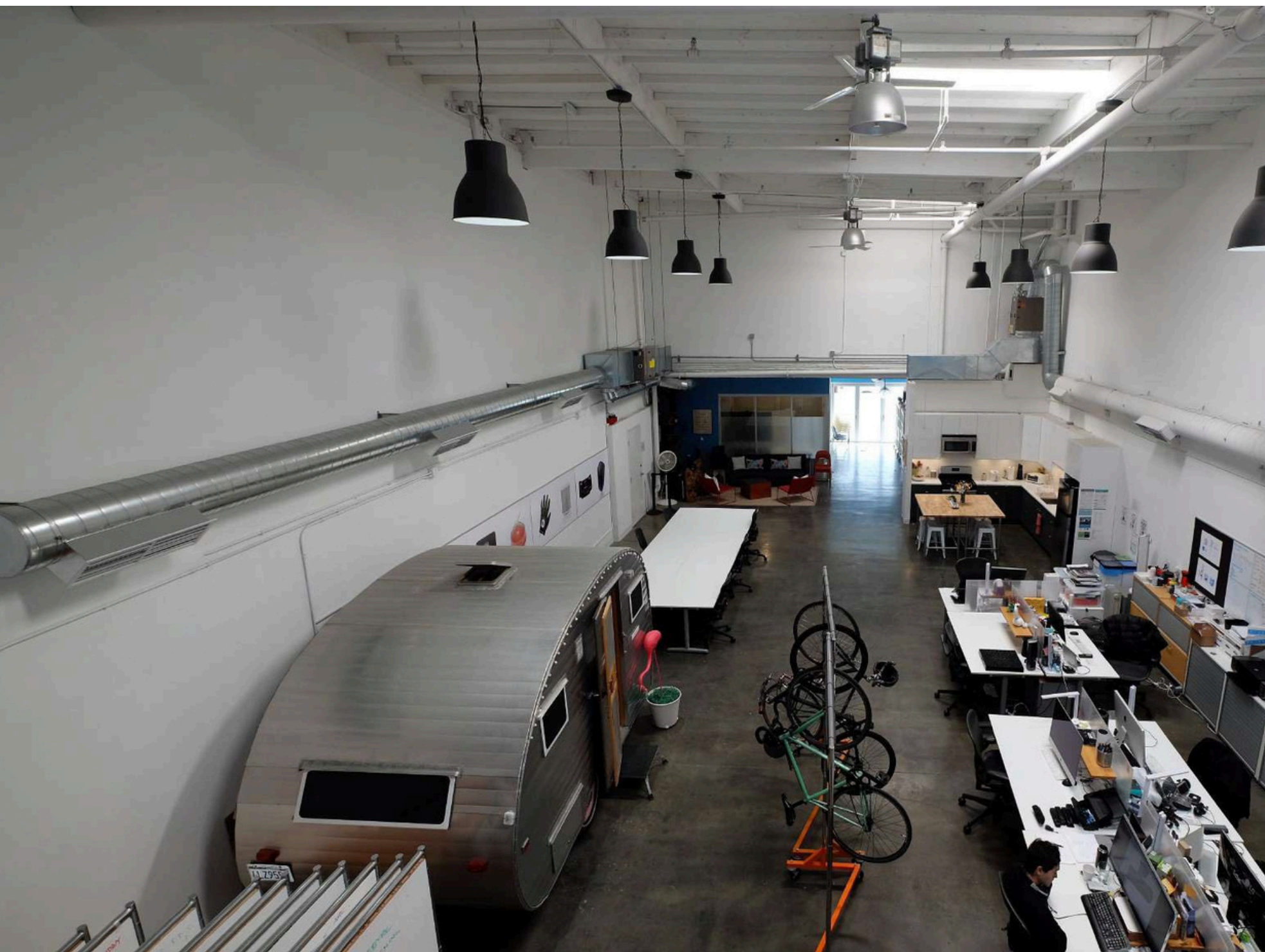
The Hawthorne Group is pleased to present for sale 424 Treat Avenue, #1B — a multi-use flex condominium in a small eight unit complex with secure parking. 1B has an efficient and adaptable layout purpose built for design and production. Located in the heart of the Mission District, 424 Treat Avenue @ 17th Street is walking distance to public transportation and all the neighborhoods vibrant amenities.

PRICE	\$3,000,000.00
ADDRESS	424 Treat Avenue, #1B
APN	3573 016
BUILDING AREA	Front Mezzanine +/- 925 SF Rear Mezzanine +/- 559 SF Ground Floor +/- 3,213 SF TOTAL +/- 4,697 SF
ZONING	PDR-1-G

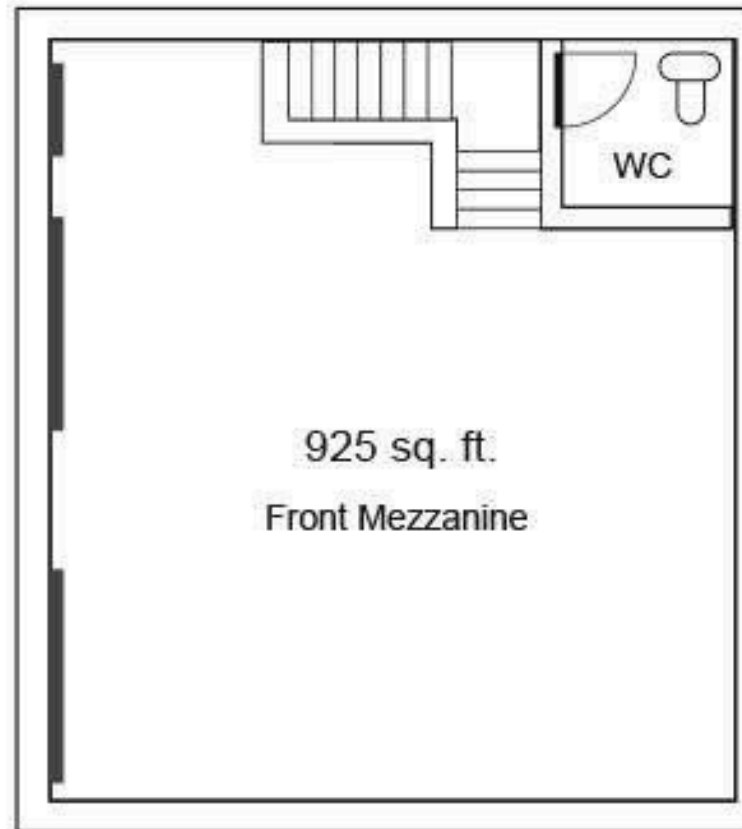


**424 TREAT
AVENUE
#1B**

YEAR BUILT	1988
CONSTRUCTION	Concrete and wood
CEILING HEIGHTS	30'+ Warehouse clearance
ELECTRIC SERVICE	100 AMPS
ACCESS	2 Fully retractable street access doors and direct access to parking lot.
FIRE SUPPRESSION	Fully sprinklered
HVAC	Ground Floor: Gas powered central heaters Second Floor: Heating, ventilation, and air conditioning
SPACE FEATURES	Full kitchen 2 conference rooms 2 workshops
SECURITY	Keyless entry system
PARKING	2 secured off street parking shared with one other condo

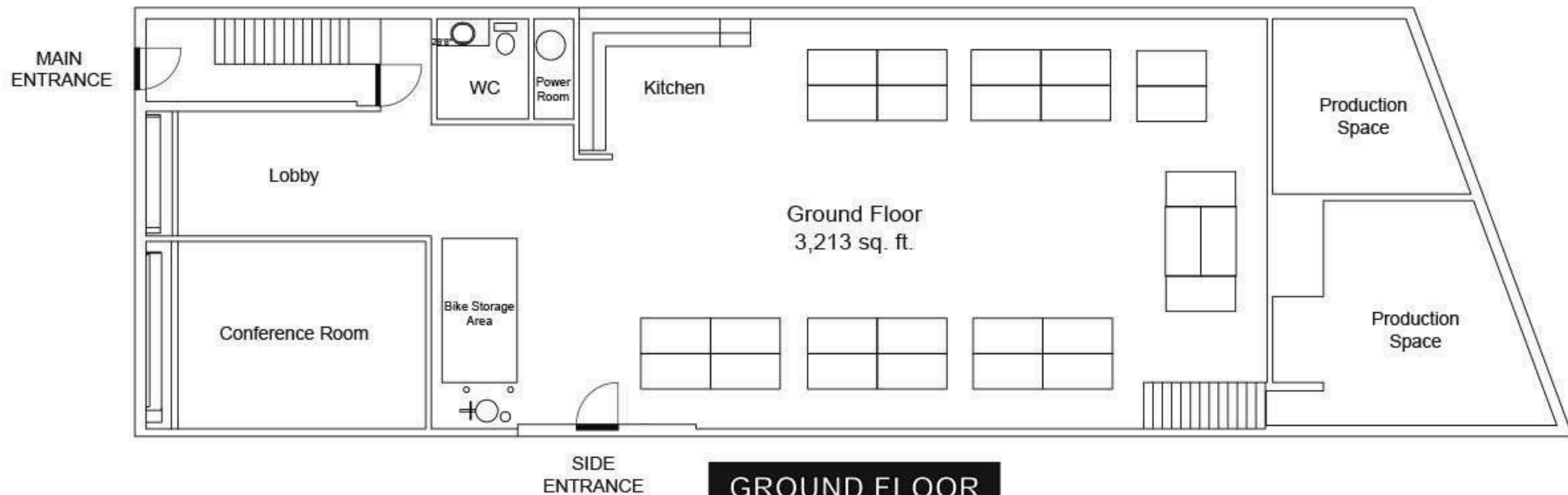


424-B Treat Avenue, San Francisco



TOTAL SQUARE FOOTAGE: 4,697

MEZZANINE



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