

PRICE REDUCED

83

21ST AVENUE

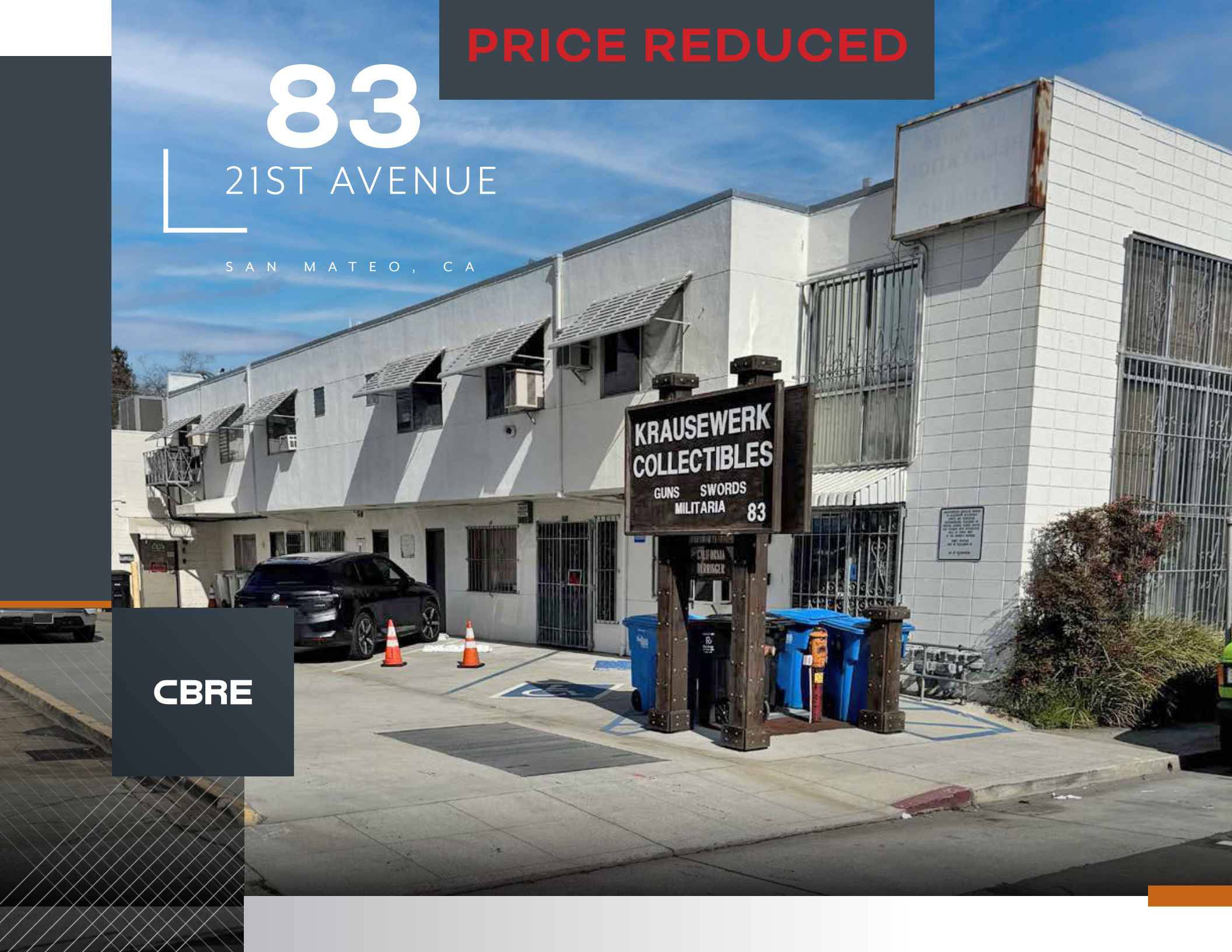
SAN MATEO, CA

CBRE

**KRAUSEWERK
COLLECTIBLES**

GUNS SWORDS
MILITARIA

83



83

21ST AVENUE

SAN MATEO, CA

INDUSTRIAL/MIXED-USE
BUILDING FOR SALE

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The Offering

This offering presents a rare opportunity to acquire a versatile commercial property featuring a blend of income-producing space, flexible office/shop areas, and potential for on site living accommodations. Situated on a parcel of approximately **6,911 square feet**, the property includes a well maintained **6,324 square foot building** across two floors.

The first floor consists of approximately **4,260 square feet**, including a **2,590 square foot leased premises occupied by Comcast** through **December 14, 2029**, providing stable and predictable income for an owner-user or investor.

The remaining ground floor area offers valuable storage or shop space suitable for a variety of uses.

The **second floor**, approximately **2,064 square feet**, features office or potential living space complete with a **kitchen, restrooms, shower, and sauna**, creating unique flexibility for future ownership. Additional on site amenities include **parking for 5-7 vehicles**.

This asset is ideally suited for an **owner user** seeking a combination of workspace and potential residential use supported by existing rental income, or for an **investor** looking to lease remaining portions of the building for enhanced revenue.



PRICE REDUCTION
~~**\$2,750,000**~~
\$2,600,000

PROPERTY HIGHLIGHTS

- + Parcel Size: Approximately 6,911 square feet
- + Building Size: Approximately 6,324 square feet, including first floor of approximately 4,260 square feet and second floor of approximately 2,064 square feet

AMENITIES



ON SITE PARKING
FOR 5 - 7 VEHICLES



GROUND FLOOR STORAGE/
SHOP AREA



SECOND FLOOR OFFICE OR
POTENTIAL LIVING AREA
WITH KITCHEN, RESTROOMS,
SHOWER AND SAUNA



2,590 SQUARE FOOT GROUND
FLOOR LEASE WITH COMCAST
THROUGH 12-14-2029







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