

**PRICE REDUCED**

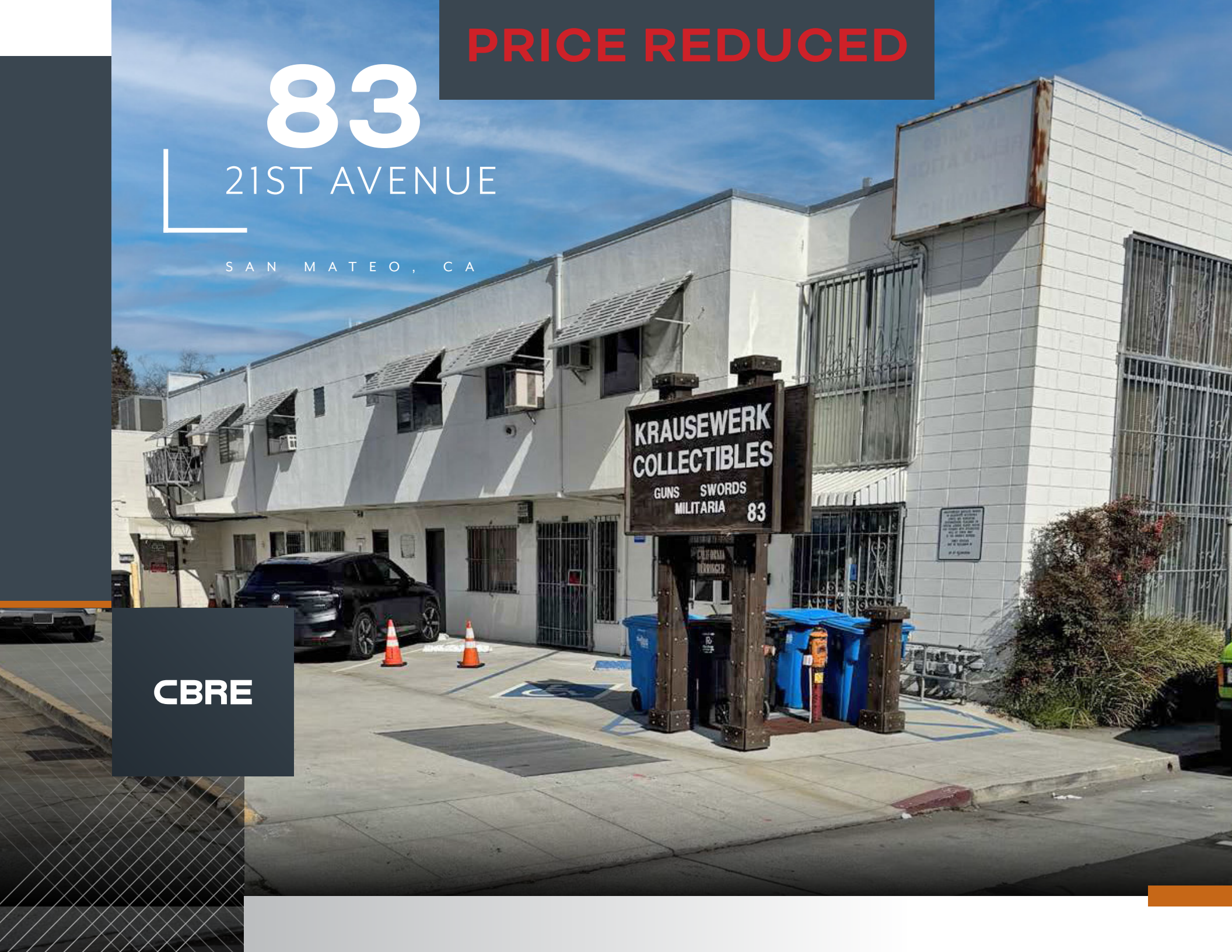
**83**

21ST AVENUE

SAN MATEO, CA

**KRAUSEWERK  
COLLECTIBLES**  
GUNS SWORDS  
MILITARIA 83

**CBRE**



# 83

## 21ST AVENUE

SAN MATEO, CA

INDUSTRIAL/MIXED-USE  
BUILDING FOR SALE

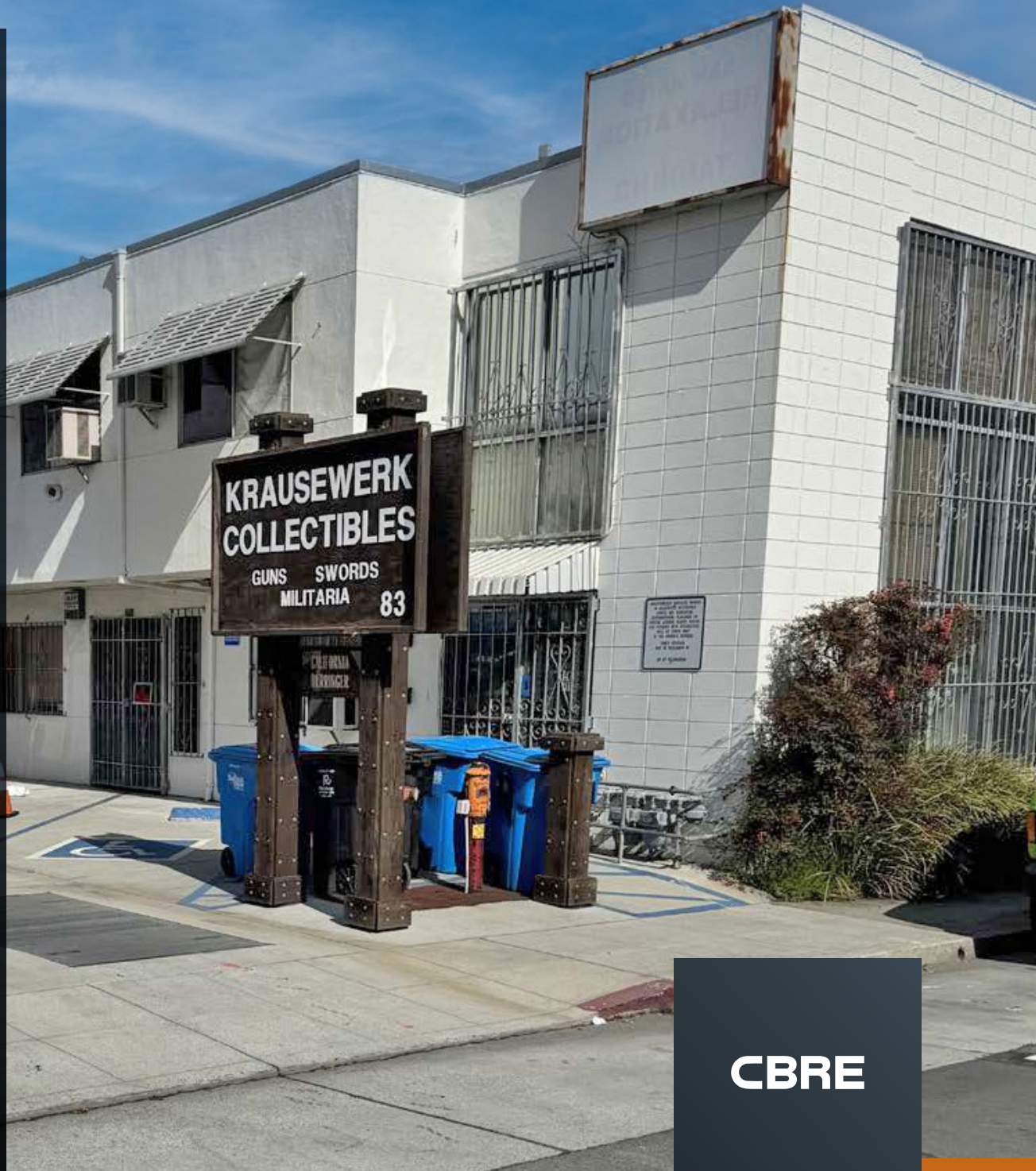
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## The Offering

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.



REDUCED TO  
**\$2,750,000**

## 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



**83**  
21ST AVENUE

Caltrain

Caltrain

Hillsdale Shopping Center





# 83

## 21ST AVENUE

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