

**PRIME INVESTMENT
OPPORTUNITY**



**1394
HARRISON
STREET**

SAN FRANCISCO, CA

Price:	\$4,900,000
NOI:	\$301,000
Cap Rate:	6.14%

For further details or
to schedule a viewing,
please contact:

Oisín Heneghan
+1 415 279-0071
oisin@n17.dev
CA License # 02032197



EXECUTIVE SUMMARY:

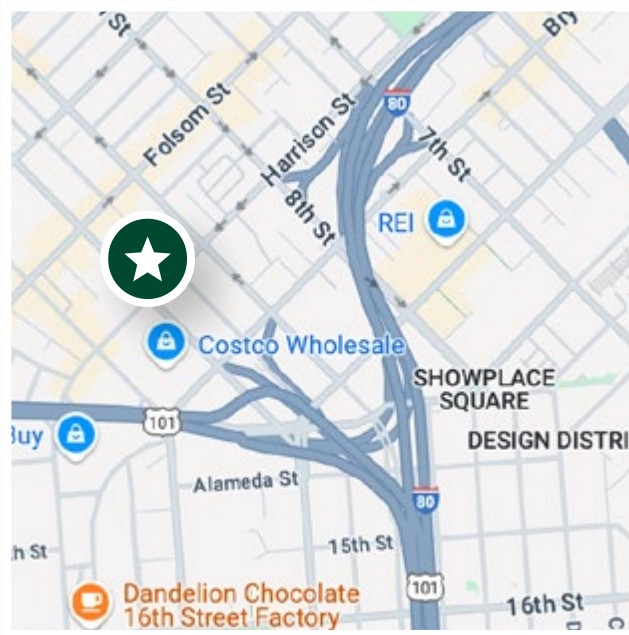
This is a unique opportunity to acquire a well-established, 24-hour self-service car wash facility, complete with its own water well, at the bustling corner of 10th and Harrison Streets in San Francisco's vibrant SoMa district. The property presents strong potential for immediate revenue generation as well as future development opportunities.

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PRIME INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS:

- **Zoning:** The property is zoned as RCD (Regional Commercial District), permitting a variety of commercial uses, including retail, office spaces, and service establishments, while also allowing for residential developments. This zoning encourages a mix of uses that serve both the local neighborhood and the broader region.
- **Facility Features:**
 - + Five spacious self-service bays equipped with high-pressure washing systems
 - + Separate vacuuming bays
 - + The property has its own water well, providing a sustainable and cost-effective water source.
 - + Simple operations
- **Operational Excellence:** Renowned for its round-the-clock service.
- **Development Potential:** Encompassing a 7,600 sq ft lot, the property presents a prime development opportunity. Its strategic location near major tech hubs enhances its appeal for future mixed-use or commercial projects.



INVESTMENT SUMMARY:

Priced at \$4.9M, with a net operating income of \$301,000, this property offers a cap rate of 6.14%. The combination of a profitable existing business, favorable zoning, and substantial development potential in one of **San Francisco's most sought-after neighborhoods** makes 1394 Harrison Street an exceptional investment opportunity.