

FOR SALE > COMMERCIAL CONDOMINIUM

# 521 GOUGH STREET

HAYES VALLEY | SAN FRANCISCO, CA



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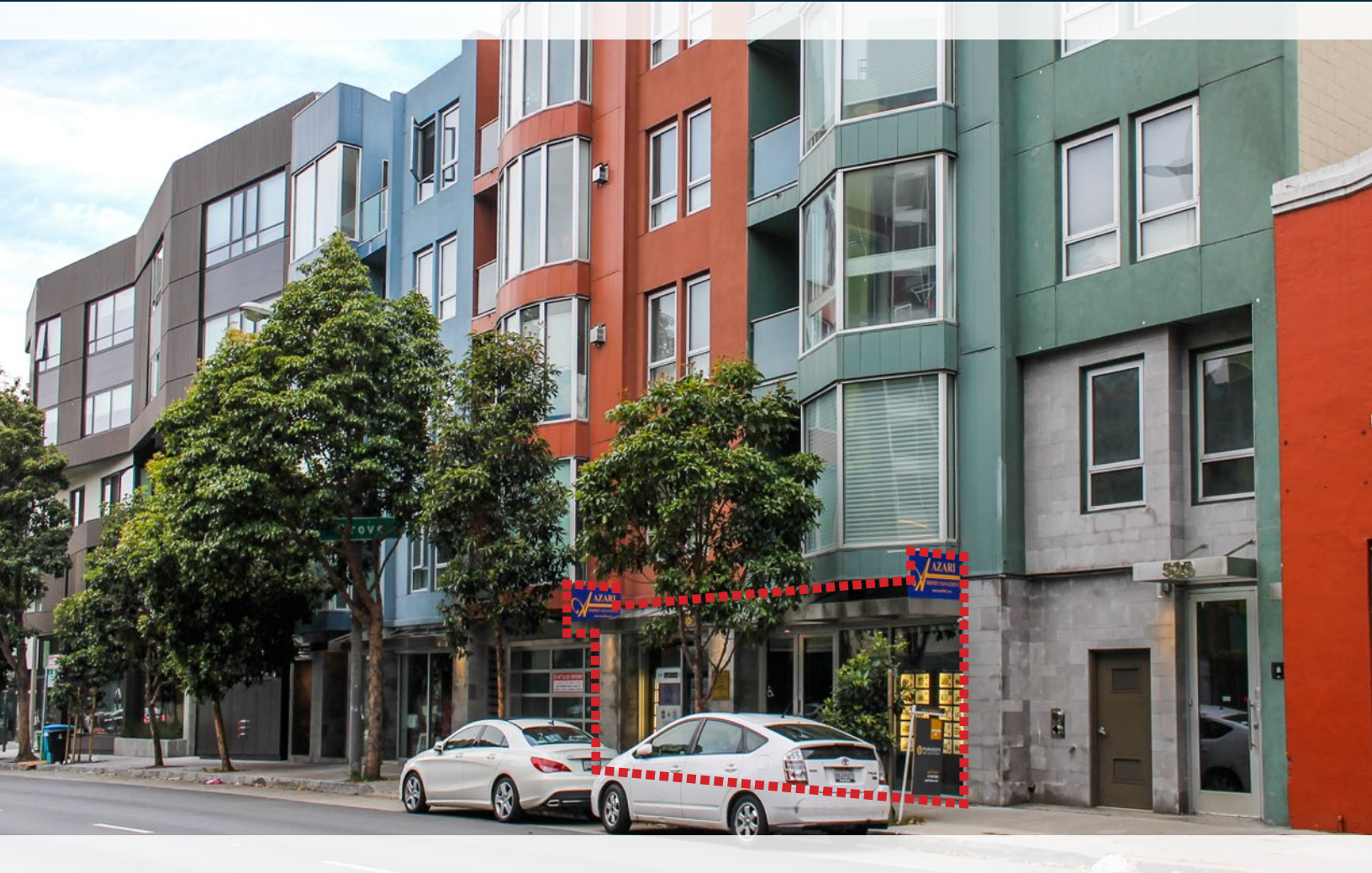
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**PRICE REDUCED**  
**\$2,995,000**



# Property Overview

Building Information		Site Summary	
<b>Address</b>	521 Gough Street, San Francisco, CA	<b>Land Area</b>	±3,000 sq. ft.
<b>Product Type</b>	Office or Retail	<b>APN</b>	0793-080
<b>Building Area</b>	±3,000 sq. ft.	<b>Zoning</b>	NCT-3 – Moderate-Scale Neighborhood Commercial Transit District
<b>Stories</b>	One Story – Ground Floor Commercial Condominium	<b>Frontage</b>	±28 Feet (Gough Street)
<b>Occupancy</b>	100% Owner Occupied – Delivered Vacant at Close of Escrow		
<b>Year Built</b>	2005 (per public record)		

## Property Summary

Colliers International as Exclusive Advisors to the Seller, are pleased to present the opportunity to purchase 521 Gough Street (“the Property”), an excellent owner-user or investor opportunity, located in Hayes Valley, a highly sought after and desirable San Francisco neighborhood.

The Property consists of approximately 3,000 square feet, ground floor Commercial Condominium. The Property boasts 3 private offices, glass conference room with sound isolation ceiling, and a large reception area. In addition, the unit has 1 A.D.A. Restroom, kitchen with stove & refrigerator, 24/7 ADT Video Security System, Fire Life & Safety systems, and ample storage space. All existing furniture, fixtures and equipment (FF&E) can be included. Parking is available in the building as well as abundant street parking in the immediate vicinity. The unit is in outstanding condition and offers an owner-user or investor the opportunity to own an exceptional commercial condominium with low monthly H.O.A. dues.

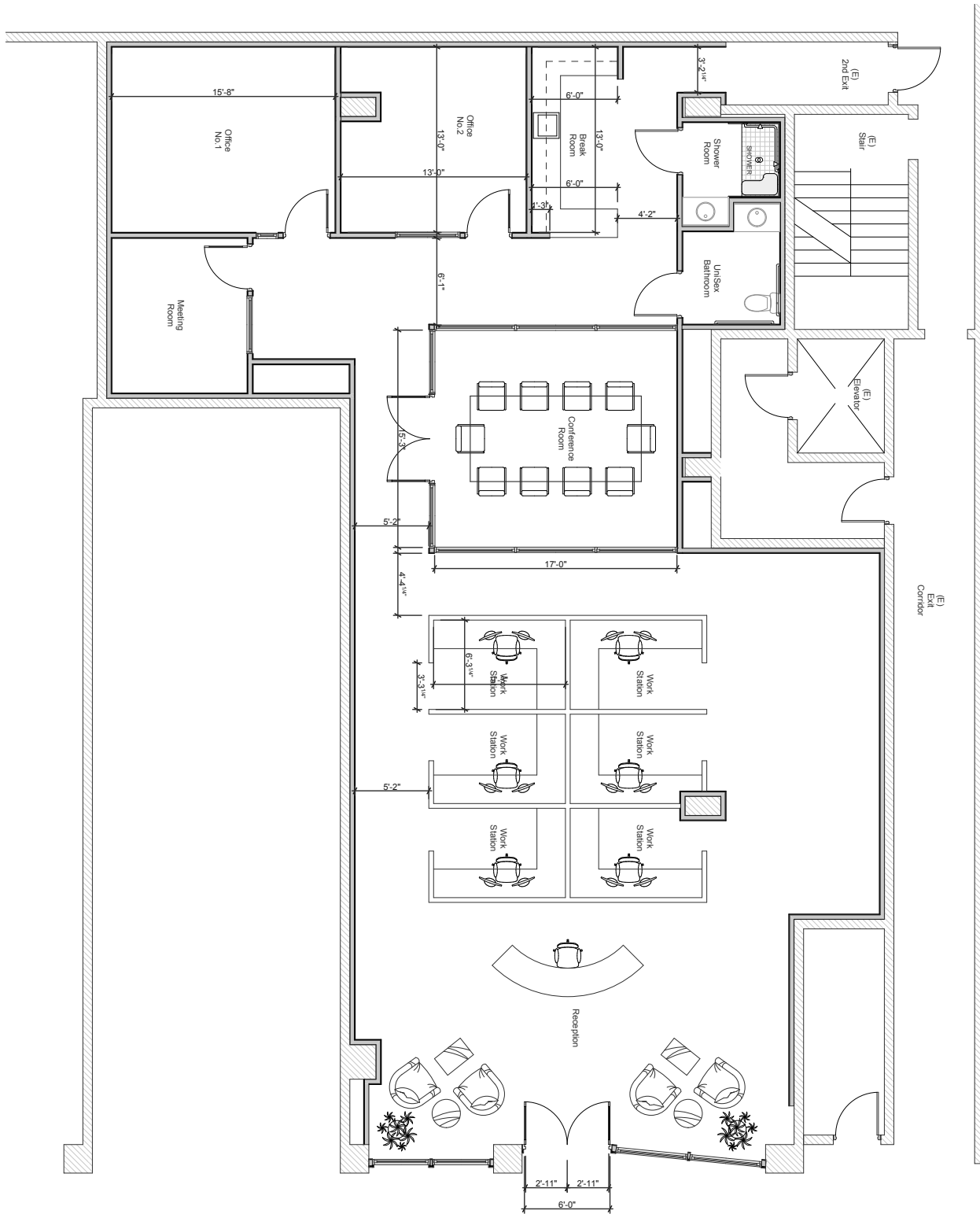
The Property sits in an extremely coveted Hayes Valley location on a busy block of Gough Street surrounded by retail, restaurants, and other amenities. There is access to public transportation and surrounding neighborhoods include the Fillmore District to the North, The Mission to the South, NOPA to the East and Mid-Market to the West.

## Unit Improvements

Additional Features & Capital Improvements to the Property include:

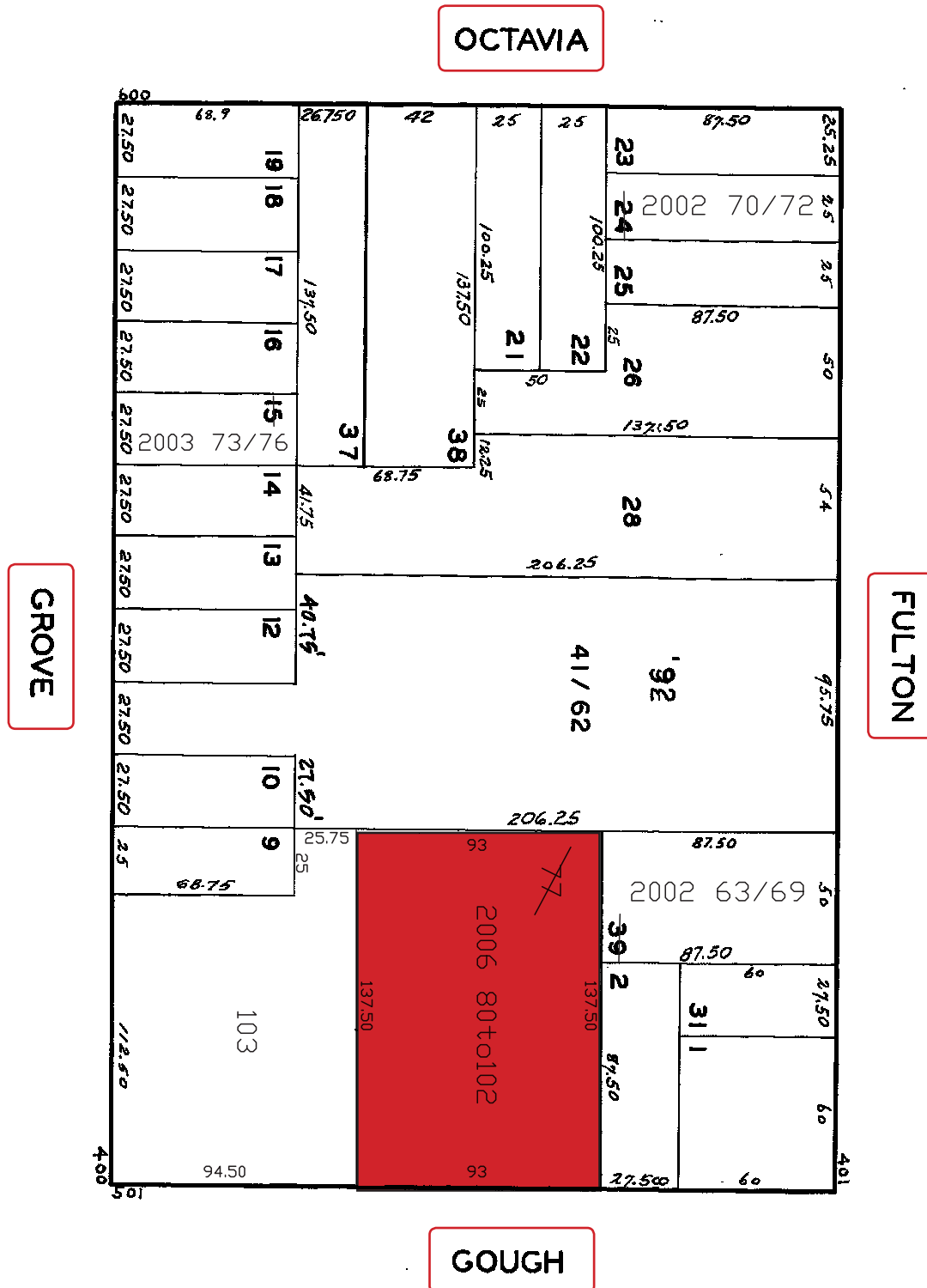
- Extra restroom with one (1) full shower
- Premises is fully wired with Cat 5
- Large storage room in basement deeded by H.O.A.
- White epoxy flooring
- Sprinkler system in-place
- Tankless water heater
- Cosmetic renovations throughout

# Floor Plan



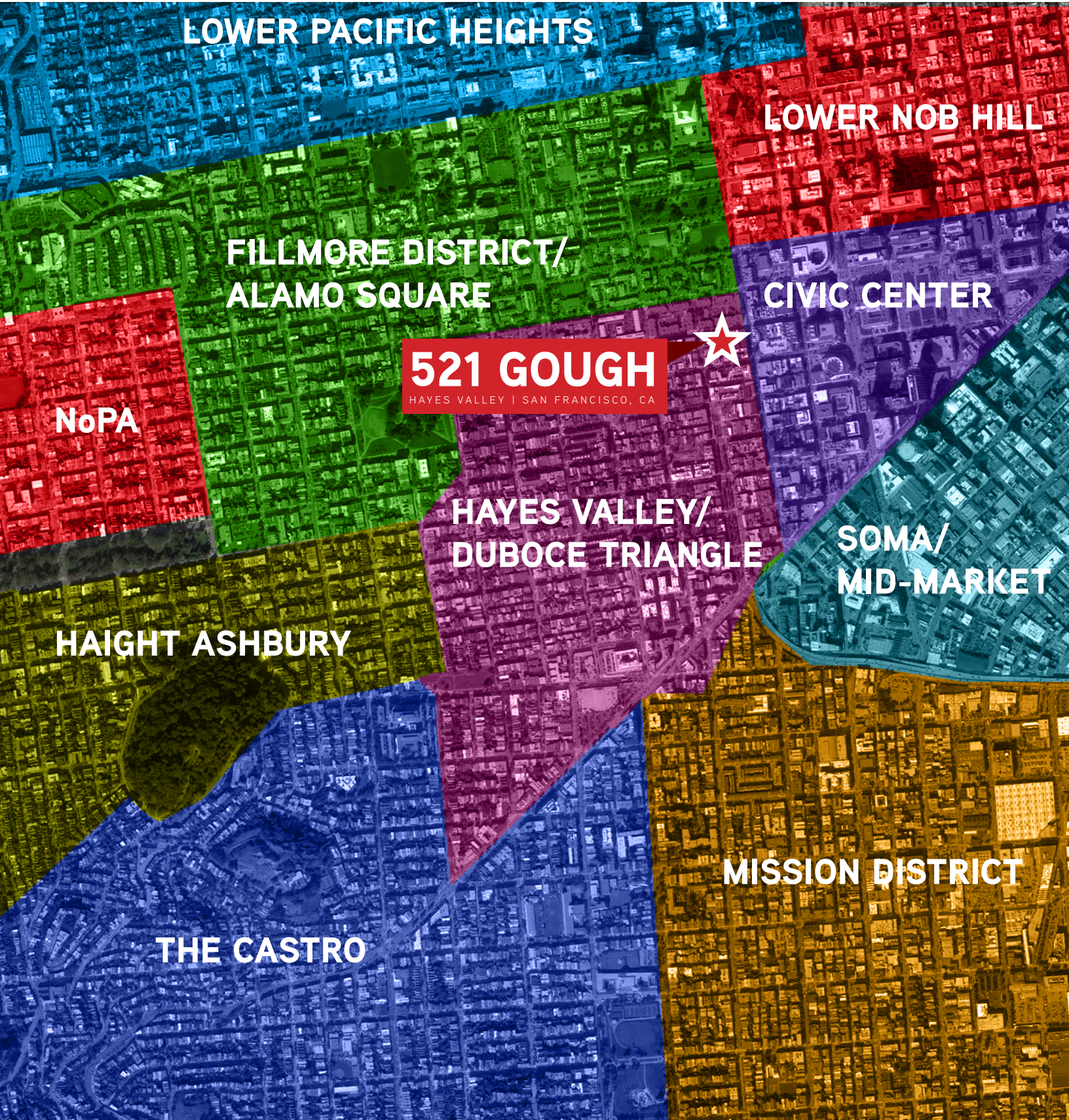
Gough Street

# Site Overview





# Location





# Hayes Valley Co-Tenancy





# Gallery





# Gallery



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