



GROUND MATRIX



FOR SALE

AUTO USE PROPERTY

at

4249

MISSION STREET

San Francisco, CA 94112



Presented By:

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

4249

AUTO & TIRE USE PROPERTY AVAILABLE

MISSION STREET

San Francisco, CA 94112



GROUND MATRIX

FOR SALE | FREE STANDING BUILDING

Property Summary



PROPERTY HIGHLIGHTS

- First time on market for since 1946
- Current Use listed with the City of San Francisco is automotive/gas station
- Ideal signage opportunity with high traffic on Mission Street
- Main thoroughfare connecting Excelsior and Mission District to Downtown SF
- Building is situated on a prominent corner with four (4) curb cuts for access
- Four (4) garage doors, three (3) for single use and one (1) large warehouse
- Small office with reception
- Two (2) bathrooms on exterior

OFFERING SUMMARY

Building Size:	+/- 2,915 SQFT
Lot Size:	+/- 8,651 SQFT
Purchase Price:	\$1,800,000
Zoning:	NCD
Availability:	60 Days

Jerry Adamson

707.570.7802
jerry@groundmatrix.com
CalDRE #01935945

4249

AUTO & TIRE USE PROPERTY AVAILABLE

MISSION STREET

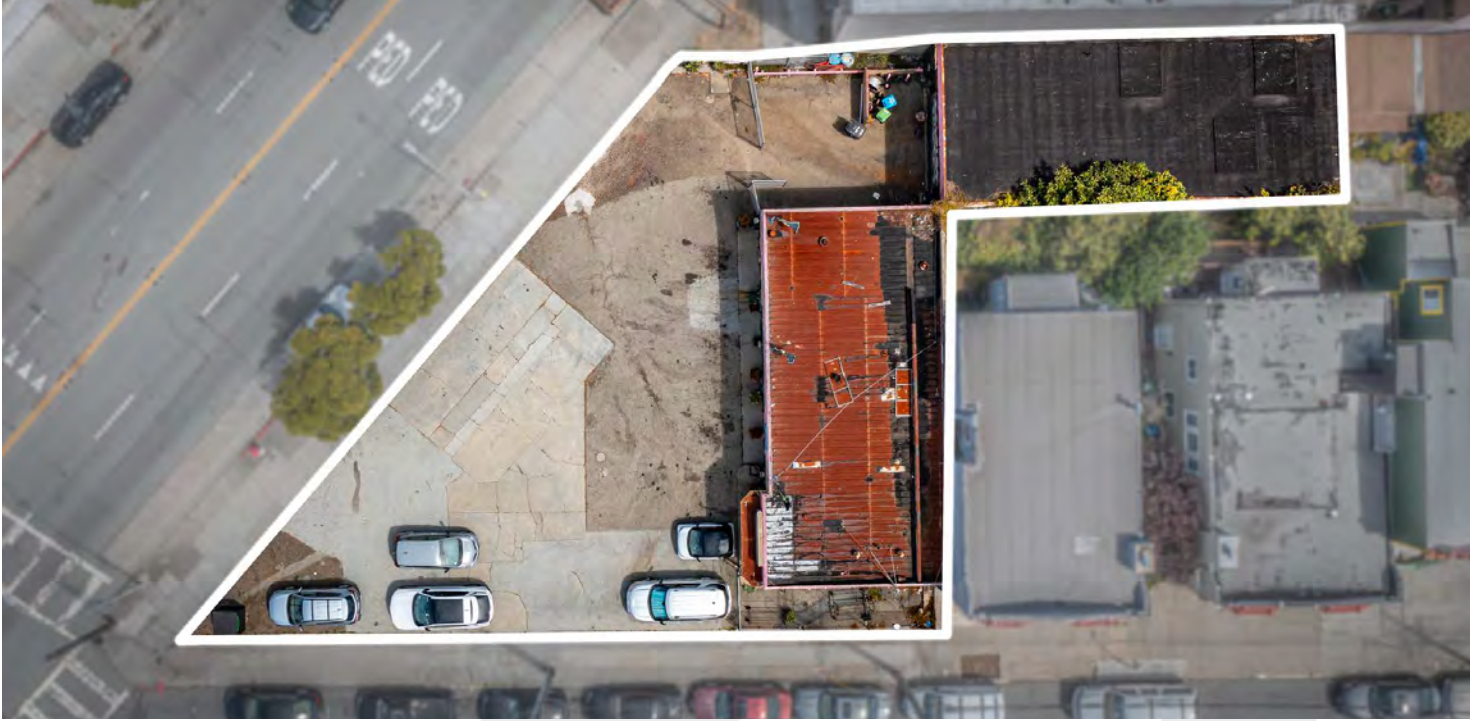
San Francisco, CA 94112



GROUND MATRIX

FOR SALE | FREE STANDING BUILDING

[Additional Photos](#)



Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

4249

AUTO & TIRE USE PROPERTY AVAILABLE

MISSION STREET

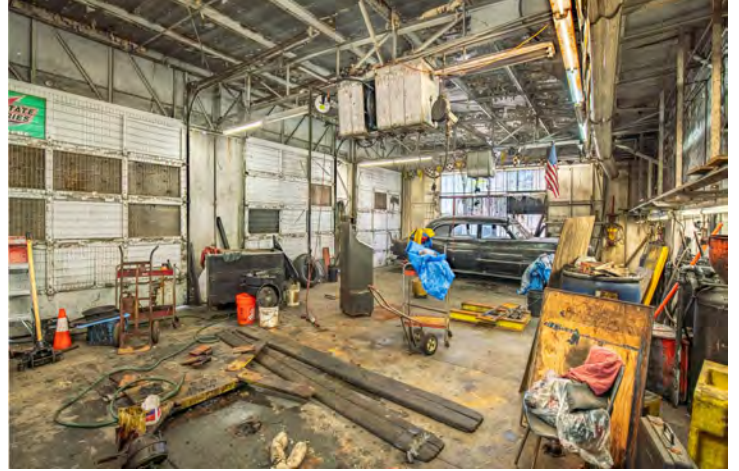
San Francisco, CA 94112



GROUND MATRIX

FOR SALE | FREE STANDING BUILDING

Additional Photos



Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

4249

AUTO & TIRE USE PROPERTY AVAILABLE

MISSION STREET

San Francisco, CA 94112



GROUND MATRIX

FOR SALE | FREE STANDING BUILDING

[Additional Photos](#)



Jerry Adamson

707.570.7802
jerry@groundmatrix.com
CalDRE #01935945

4249

AUTO & TIRE USE PROPERTY AVAILABLE

MISSION STREET

San Francisco, CA 94112



GROUND MATRIX

FOR SALE | FREE STANDING BUILDING

Location Maps



Jerry Adamson
707.570.7802
jerry@groundmatrix.com
CalDRE #01935945

4249

AUTO & TIRE USE PROPERTY AVAILABLE

MISSION STREET

San Francisco, CA 94112



GROUND MATRIX

FOR SALE | FREE STANDING BUILDING



JERRY ADAMSON

Advisor

jerry@groundmatrix.com

Direct: 707.570.7802

CalDRE #01935945

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Ground Matrix its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Ground Matrix its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Ground Matrix will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Ground Matrix makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Ground Matrix does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Ground Matrix in compliance with all applicable fair housing and equal opportunity laws.

Ground Matrix

222 Columbus Avenue Suite 420
San Francisco, CA 94133

Jerry Adamson

707.570.7802
jerry@groundmatrix.com
CalDRE #01935945