

3220 BALBOA STREET

SINGLE-TENANT COMMERCIAL | OFFERED AT \$700,000



- Outer Richmond Commercial Property
- Single Tenant – Occupied by Laundromat
- Stable Tenancy – Lease Ends 2032
- Future Development Potential
- Easy Management
- Excellent Value at \$400/Square Foot
- Current Rent \$3,300/Month
- \$100 Annual Increases Until End of Lease in July 2032

3220 Balboa Street is a single-tenant commercial building located in the Outer Richmond. The property is occupied on a long-term lease by a laundromat. The building is 1,750 square feet and sits on a lot of 2,495 square feet, per tax records. The property sits at the edge of the bustling Balboa corridor near bars, restaurants and other neighborhood conveniences. This is an excellent opportunity to purchase a well-located asset well below its replacement cost.

ADAM FILLY

415.516.9843 | adam@adamfilly.com

DRE 01354775

COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109