

1370 PACIFIC AVENUE

\$1,150,000 | COMMERCIAL



ADAM FILLY



CONTACT INFORMATION

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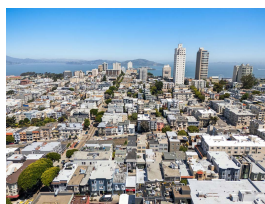
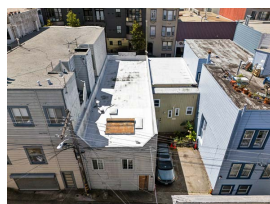
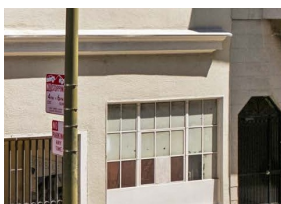
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PROPERTY OVERVIEW

A single-tenant commercial storefront in the heart of Nob Hill, one block from Russian Hill. The building features a clear-span floor plan with high ceilings and can be delivered vacant at close of escrow.

A rare amenity for this location, the property includes rear parking for two vehicles. Previously approved development plans are available for review, and current density regulations may allow for additional residential development potential.

Ideally located at the north end of Nob Hill, the property offers exceptional access to some of San Francisco's most desirable residential neighborhoods, making this an attractive opportunity for owner-users and investors alike.



PROPERTY DETAILS

Year Built	1900
Parcel Number	0155-021
# of Buildings	1
Property Use	Commercial
Sq. Feet	510
Lot Sq. Feet	1,049
Parking	2 Cars
Neighborhood	Nob Hill
Zoning	NCD
Occupancy	Vacant at COE