

## Commercial Condominium for Sale

**3401 Taravel Street @ 44<sup>th</sup> Avenue  
San Francisco, CA**

**Asking Price: \$1,050,000**



Residential/Commercial Condominiums

Ground level comm' l condo (approx.): 3,600 sq. ft.  
plus

Mezzanine level: 800 sq. ft. with Elevator

Tenant: Hydroponic Company "Grow Your Own" of  
Santa Cruz

5-yr. lease beginning 12/1/10, rent \$5,250/mo. for term

Association fees: \$648/mo.

Commercial space is built to split into three units,  
electrical and heating installed for the split; large vent  
installed in case of a restaurant tenant

Lot size (approx.): 5,750 sq. ft.

Year built: 2008

Zoning: RM1

Parcel #: 2381-048

**Annual Income: \$63,000**

**Annual Expenses w/o Taxes: \$7,776**

Taxes: 1.2% of sales price

Association Fees: \$7,776



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