



Cooperating Broker Fee:
 If for sale: 3% of the purchase price
 If for lease: 6% of gross rents for years 1-5

For Sale or Lease

North Beach

Ground Floor Commercial Condo

Jay Pon
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807 Columbus Avenue

(Between Lombard Street and Greenwich Street)

Available: Approximately 3,340 square feet
 (Per County Records)

- Rarely available ground floor commercial space in North Beach along the Powell-Mason cable car line
- Two restrooms; One closet
- Wood floors throughout with radiant floor heating
- Excellent ceiling height and abundant natural light

For Sale:

\$1,600,000

Owners Association dues are approximately \$400 per month

For Lease:

Negotiable

Term of 3+ years, modified gross (utilities and OA dues)

Levi's Plaza - Van Ness Corridor



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The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers and/or tenants are advised to independently verify accuracy and to review any disclosure information on file with this office. This property statement is dated April 2, 2010 and replaces any previously dated or undated version. Information on this statement changes periodically; Prospective purchasers and/or tenants are advised to contact our office to ensure they have the most current property statement. Square footage should be verified by purchaser and/or tenant using qualified professionals. To be removed from our distribution list call 415.701.2636. Paragon Real Estate Group DRE# 01443761; Jay Pon DRE# 01203843; Mark McNee DRE# 01464307.



Facing Columbus Avenue



Facing the rear of the property



Levi's Plaza - Van Ness Corridor



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