

1 FRANKLIN

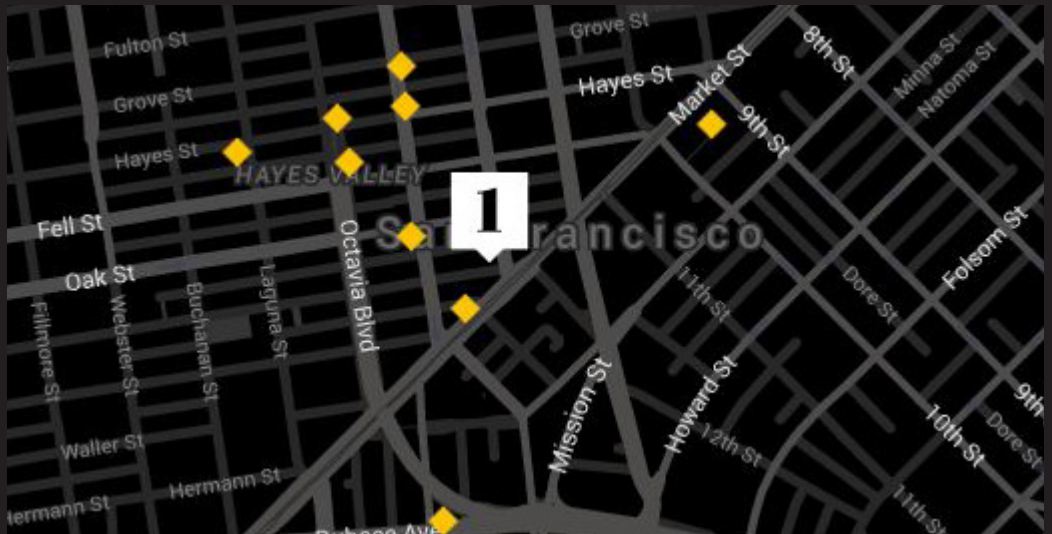
COMMERCIAL CONDO
FOR SALE

OFFERED AT \$799,000

1,125 INTERIOR SF
CORNER UNIT

VENTED FOR COOKING
Type 1 hood, 24"x24" grease
exhaust duct for full kitchen

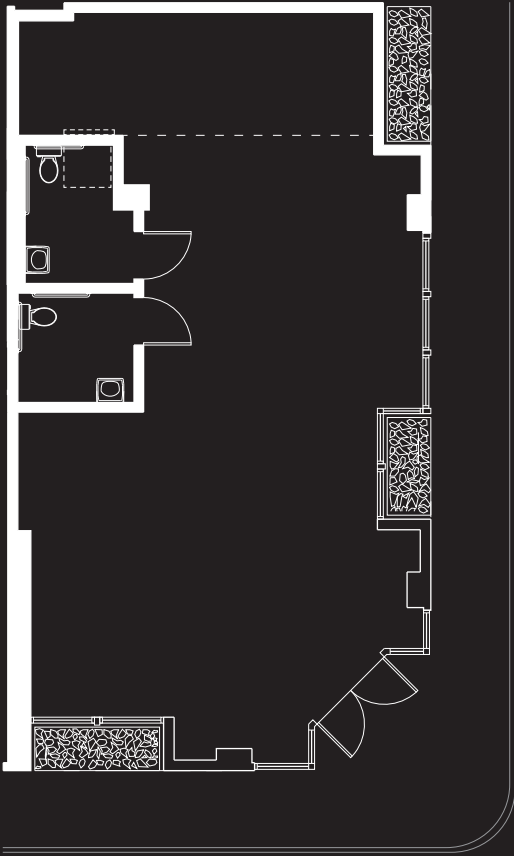
\$197 Monthly HOA Fees



Own a quintessential piece of San Francisco on the edge of Hayes Valley and Mid- Market. As the surrounding neighborhood turned into a weekend haven for discerning shoppers and foodies, a swank and stylish community has grown right alongside it. The residents of this area are known for the strong support of its local retailers and restaurants, making this location highly desirable.



URBANGROUP
real estate



FRANKLIN

PAGE

DESIGN

Modern design in the heart of a creative commercial environment
Light filled space with high ceilings

DELIVERY CONDITION

Warm Shell
400 Amps 3 phase electric service
Type 1 Vent stubbed
Two ADA Restrooms roughed in

LOCATION

Located at the crossroad of Hayes Valley and Mid-Market
Nearby businesses include Zuni Cafe, Rich Table, Monsieur Benjamin, Cala, Warby Parker, Souvla, Rand + Statler, SF Jazz Center, SF Symphony, SF Opera House, Brass Tracks, Propeller, Fatted Calf, and Petit Crenn

90% SBA 504 Financing Example

Down Payment \$79,900 10%

SBA Loan Information

			Interest	Amortization	Monthly
Bank Loan	\$399,500	50%	4.75%	25 Yrs	\$2,277.62
SBA	\$319,600	40%	4.82%	20 Yrs	\$2,077.57
				Total Loan:	\$4,355.19
				Annual	Monthly
RE Taxes (estimated at 1.1820% of Purchase Price)				\$9,444.18	\$787.02
HOA				\$2,364.00	\$197.00
				Total Monthly	\$5,339.20
				Monthly \$ PSF	\$4.75

LOUIS CORNEJO | 415.863.1775

LOUIS@URBANGROUPSF.COM

BRE: 01518102



URBANGROUP
real estate

2601 MISSION STREET, STE 502,
SAN FRANCISCO, CA 94110
URBANGROUPSF.COM | BRE: 01885834

The information contained herein has been secured from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.