



**COLDWELL BANKER
COMMERCIAL**
REALTY

STREET LEVEL COMMERCIAL CONDO WITH LIVE-IN OPTION

1650 Jackson Street #101 | Nob Hill

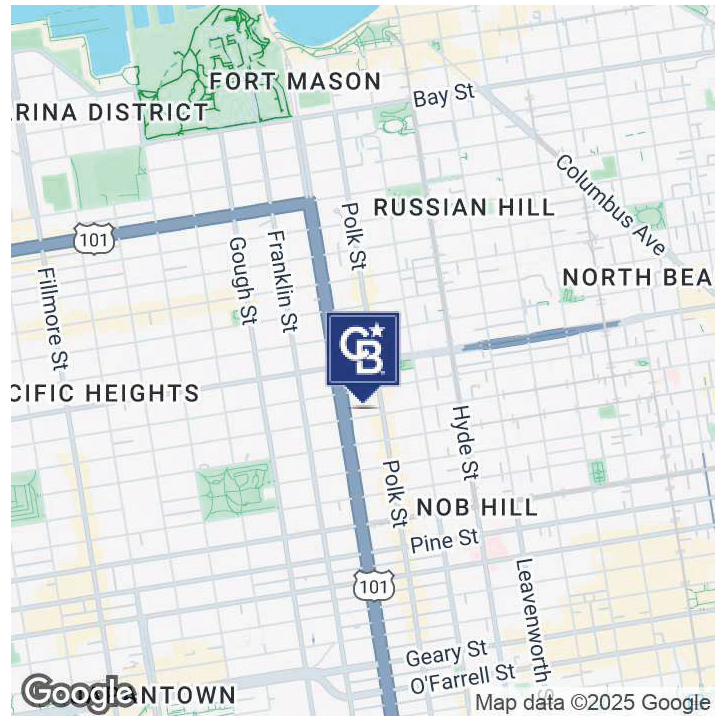
FOR SALE



Dan McGue
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CalDRE #00656579

SALE SUPERB LIVE/WORK COMMERCIAL CONDO | NOB HILL

1650 Jackson Street #101 San Francisco, CA 94109



PROPERTY HIGHLIGHTS

- Fantastic Nob Hill Location Between Van Ness Ave & Polk St
- Beautiful Live/Work Commercial Condo
- Dedicated Street Entrance & Presence
- Many Possible Uses
- Extensive Recent Renovation - Including New Fiber Internet, Security, HVAC & Plumbing
- 250 AMP 3 Phase Electric Service
- Handicap Accessible
- 3 Oversized Multi-Purpose Rooms
- 3 Offices/Consultation Rooms
- Kitchenette with Microwave, Dishwasher & Electric Cooktop
- ADA Bathroom with Shower & Storage
- Washer/Dryer Hookups
- Ample Natural Light & Storage Space
- High Ceilings
- Huge Outdoor Patio
- Excellent Foot Traffic within the Polk Community Benefit District
- Near New Sutter Health Medical Center & St. Francis Hospital!
- 90% Financing Available! Ask Broker for US Bank Quote

OFFERING SUMMARY

NOW OFFERED AT: \$650,000

HOA Fee:	\$1,700/Month
Price/SF:	\$345
Space Size:	Approx. 1,885 SF*
Year Built:	1991*
Zoning:	RC-4*
APN:	0595-017*

*Per Realist Tax Records

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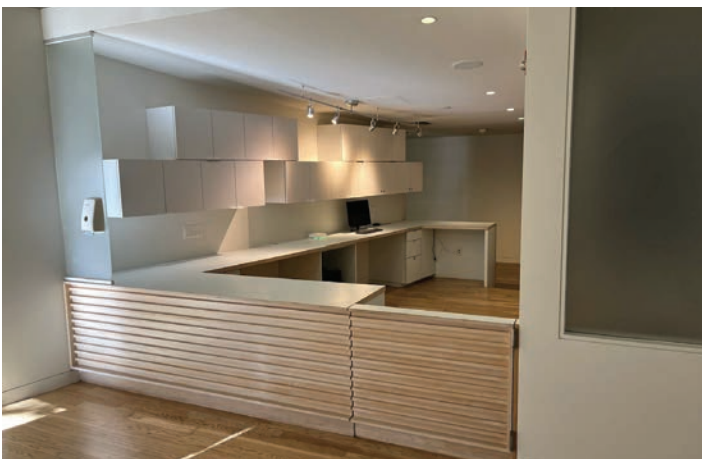


PROPERTY DESCRIPTION

1650 Jackson Street is a fantastically located commercial condominium at the crux of Pacific Heights and Nob Hill. Currently structured as a medical office, it boasts recent renovations like lovely, refinished wood floors, overhead can lighting, and upgraded operating systems, including fiber internet, security system with door buzzer, HVAC and plumbing. There is a central speaker system, CAT5 wiring, and 250 AMP 3 Phase electric service. It is zoned as an optional live/work space and includes a full bathroom with shower, kitchenette and laundry hookups, adding to its versatile use. There is ample storage and closet space. Located on the ground floor of a luxury residential Class A building, it benefits from its many amenities including a large outdoor patio with fine open space, locked bicycle storage, posted night security guard, and a highly knowledgeable and experienced building manager. The exceptional HOA meets monthly and maintains a large reserve. Secure monthly parking is available in the building. Separate electric meters. HOA Fee includes trash and water. Fantastic opportunity for owner/users and investors! 1650 Jackson St. is the perfect signature space for the rapidly changing office needs of today's business or medical business, or the ideal opportunity to customize your dream live/work space!

LOCATION DESCRIPTION

Conveniently located between Van Ness Avenue and Polk Street, it benefits from a prime central San Francisco location at the intersection of many of the City's finest neighborhoods, Pacific Heights, Russian Hill, and Nob Hill, making access to other parts of the City a breeze. The property is within the Polk Community Benefits District which helps promote local businesses, liaison with the City to attract new investment, and market a positive image for the community. The CBD enhances the neighborhood by providing hospitality ambassadors who sweep and pressure wash sidewalks and remove litter and graffiti, among other tasks. The area is well known for its high-end homes, condominiums and apartment buildings. It is adjacent to many fine restaurants, bars and shops on Polk Street, Union Street, Chestnut Street, and Van Ness Avenue. It is also close to popular sites such as Fort Mason, Aquatic Park, Lafayette Park, Ghirardelli Square, North Beach, Telegraph Hill and the Marina. It is within walking distance of the new Sutter Health Medical Center and St. Francis Hospital, as well as the Financial District and Downtown San Francisco. Public transportation via MUNI and BART to all parts of the City, as well as the Peninsula and Marin County, is less than a block away. The Golden Gate Bridge, San Francisco Bay Bridge and freeways are within a short driving distance, giving easy access to all parts of the Bay Area.



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PROPERTY HIGHLIGHTS

- Ground Floor Commercial Condominium
- Direct Street Access & Presence
- Authorized for Medical Use
- Many Business Uses
- Live/Work Use Optional But Not Required
- New Interior Paint & Floors Recently Refinished
- Dedicated HVAC with Heat and Air Conditioning
- Dedicated Fire Alarm & Sprinkler System
- Google High Speed Fiber Internet Throughout
- CAT 5 Wiring Throughout
- Central Speaker System
- Security System
- Operable 7 Ft. Windows
- Dedicated Street Entrance with Door Buzzer
- Handicap Accessible
- Separate Laundry Room with Hook Ups
- Kitchenette with Built In Electric Cook Top, Built In Microwave, Mini Fridge & Dishwasher
- Full Bath with Shower and Ample Storage Cabinets
- Located in a High End Luxury Residential Building
- Highly Attentive and Anticipatory HOA
- Posted Night Security Guard
- Secure Monthly Garage Parking Available in Building
- Common Use Patio & Open Space
- Locked Bicycle Storage Available
- Within Polk Community Benefits District- See Newsletter in DD
- At Intersection of Nob Hill and Pacific Heights
- 90% Financing Available! Ask Broker for US Bank Quote

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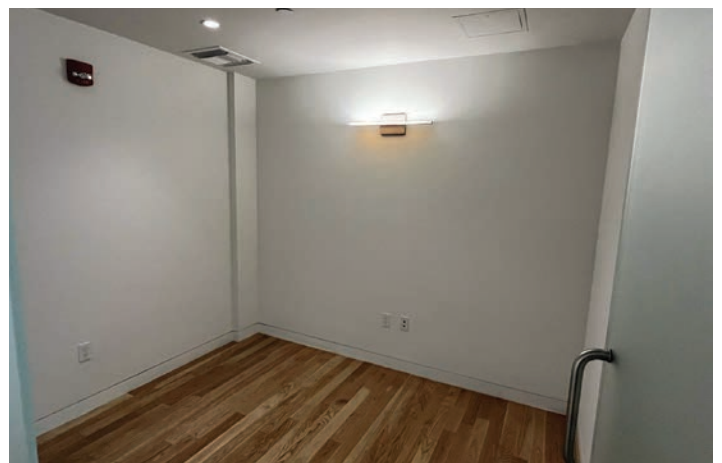


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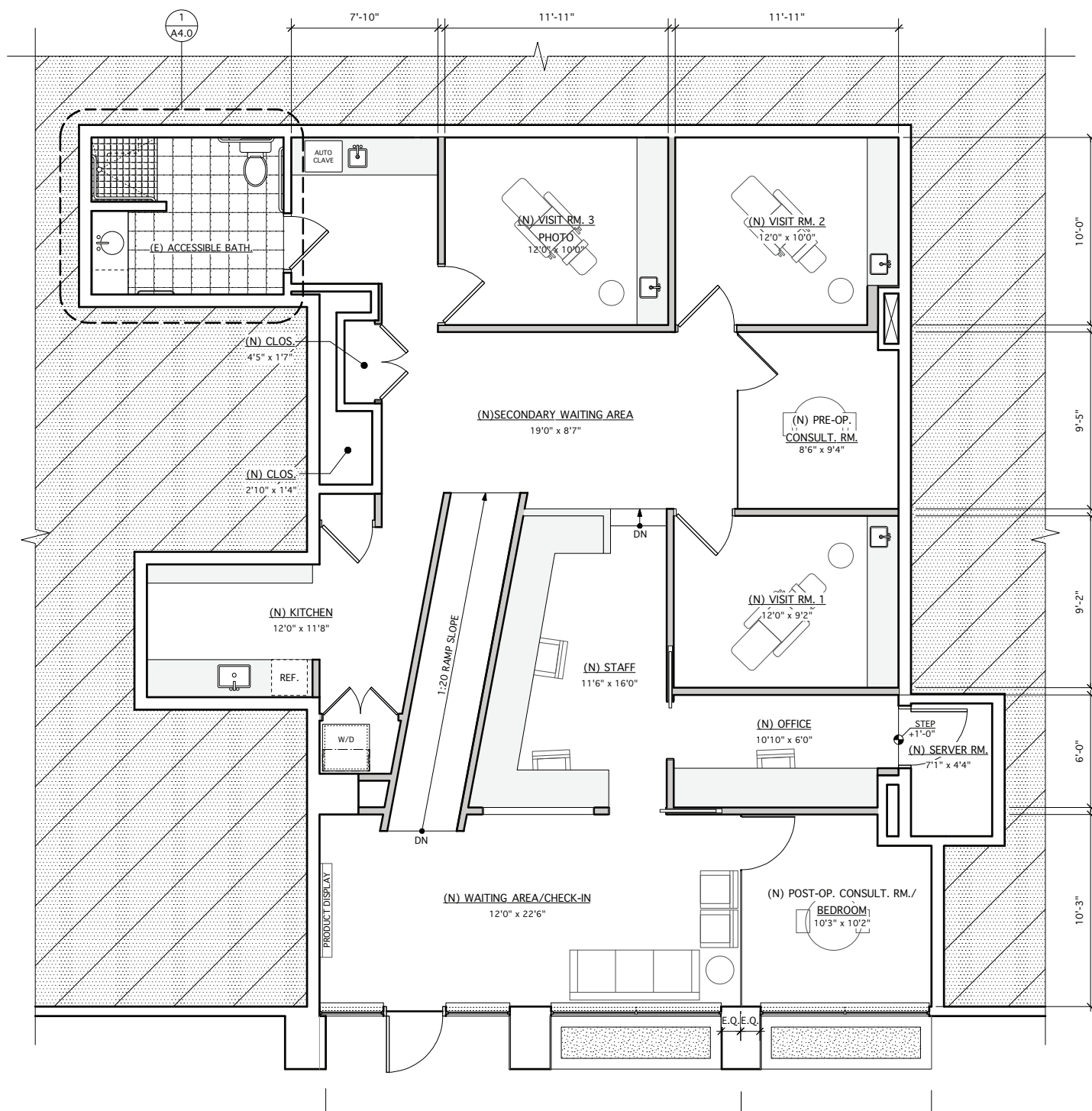
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FLOORPLAN



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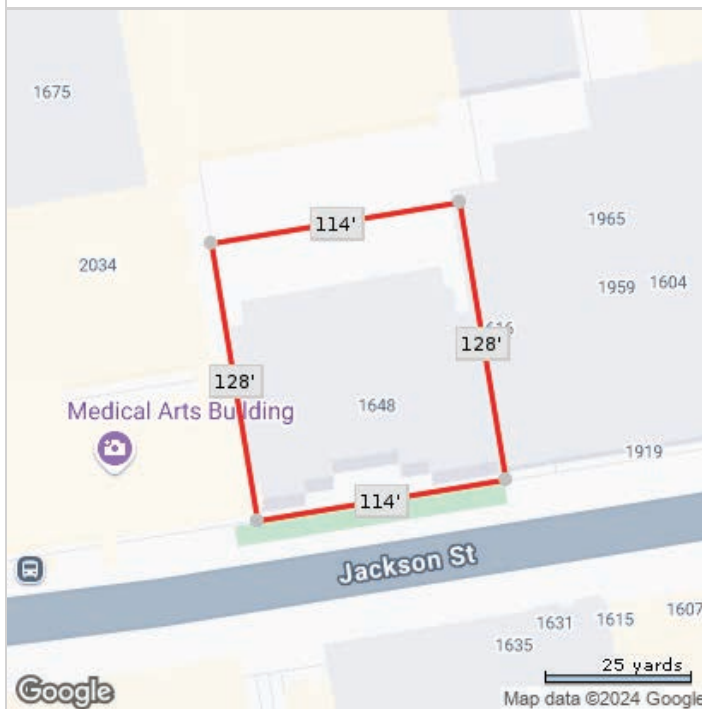
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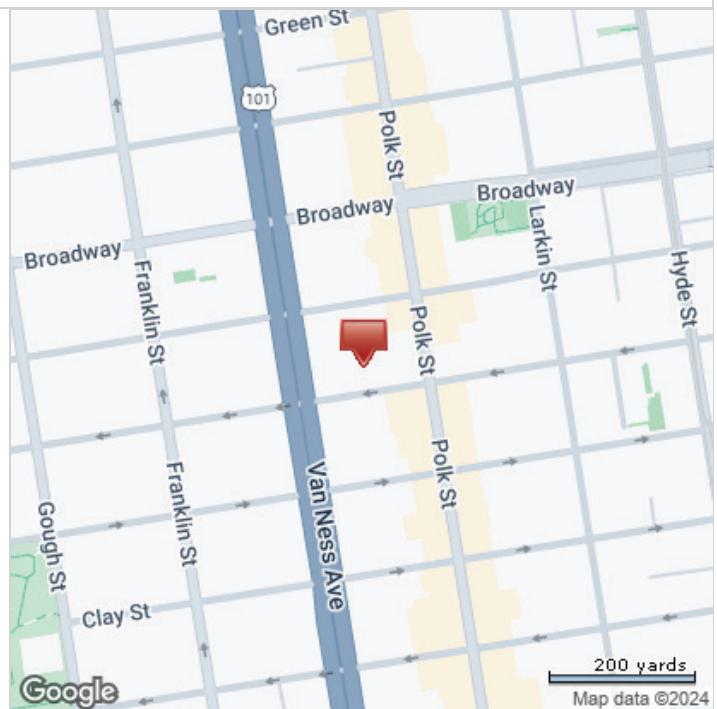
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP

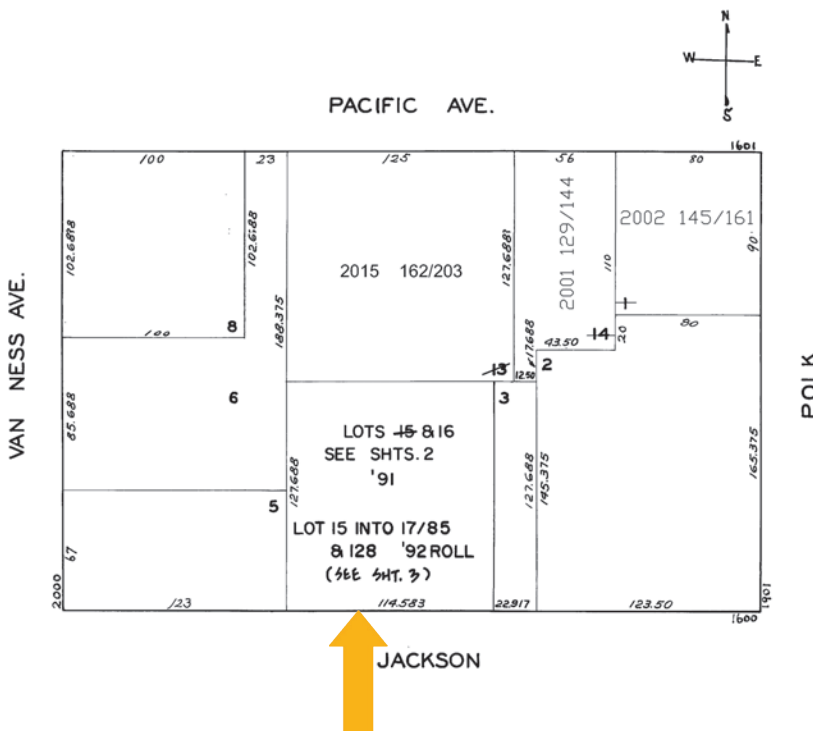


*Lot Dimensions are Estimated



1650 JACKSON ST

A CONDOMINIUM



LOT	UNIT	% COMM	AREA	LOT	UNIT	% COMM	AREA
17	101	2.9465		54	601	1.3169	
18	201	1.3169		55	602	1.7239	
19	202	1.7239		56	603	0.9879	
20	203	0.9879		57	604	1.3672	
21	204	1.3672		58	605	1.3828	
22	205	0.9646		59	606	1.3672	
23	206	1.3672		60	607	0.9879	
24	207	0.9879		61	608	1.7239	
25	208	1.7239		62	701	1.3169	
26	209	1.3203		63	702	1.7239	
27	301	1.3169		64	703	1.6859	
28	302	1.7239		65	704	1.3672	
29	303	0.9879		66	705	1.6888	
30	304	1.3672		67	706	1.3672	
31	305	1.3828		68	707	1.3201	
32	306	1.3672		69	708	1.7239	
33	307	0.9879		70	801	1.3169	
34	308	1.7239		71	802	1.7239	
35	309	1.3203		72	803	1.6859	
36	401	1.3169		73	804	1.3672	
37	402	1.7239		74	805	1.6888	
38	403	0.9879		75	806	1.3672	
39	404	1.3672		76	807	1.3201	
40	405	1.3828		77	808	1.7239	
41	406	1.3672		78	901	1.3169	
42	407	0.9879		79	902	1.7239	
43	408	1.7239		80	903	1.6859	
44	409	1.3203		81	904	1.3672	
45	501	1.3169		82	905	1.6888	
46	502	1.7239		83	906	1.3672	
47	503	0.9879		84	907	1.3201	
48	504	1.3672		85	908	1.7239	
49	505	1.3828					
50	506	1.3672					
51	507	0.9879		128	609	1.3203	
52	508	1.7239					
53	509	1.3203					

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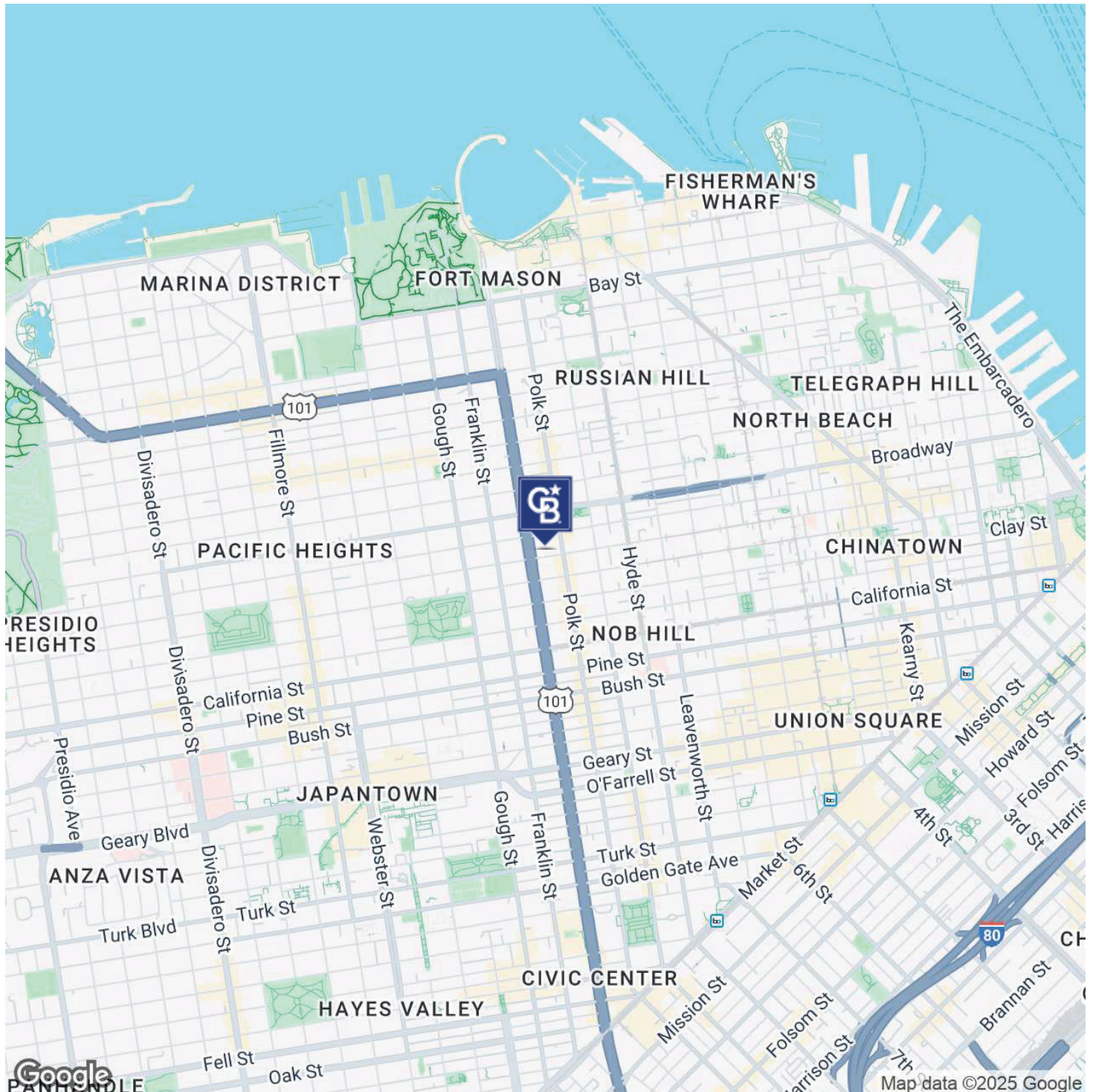


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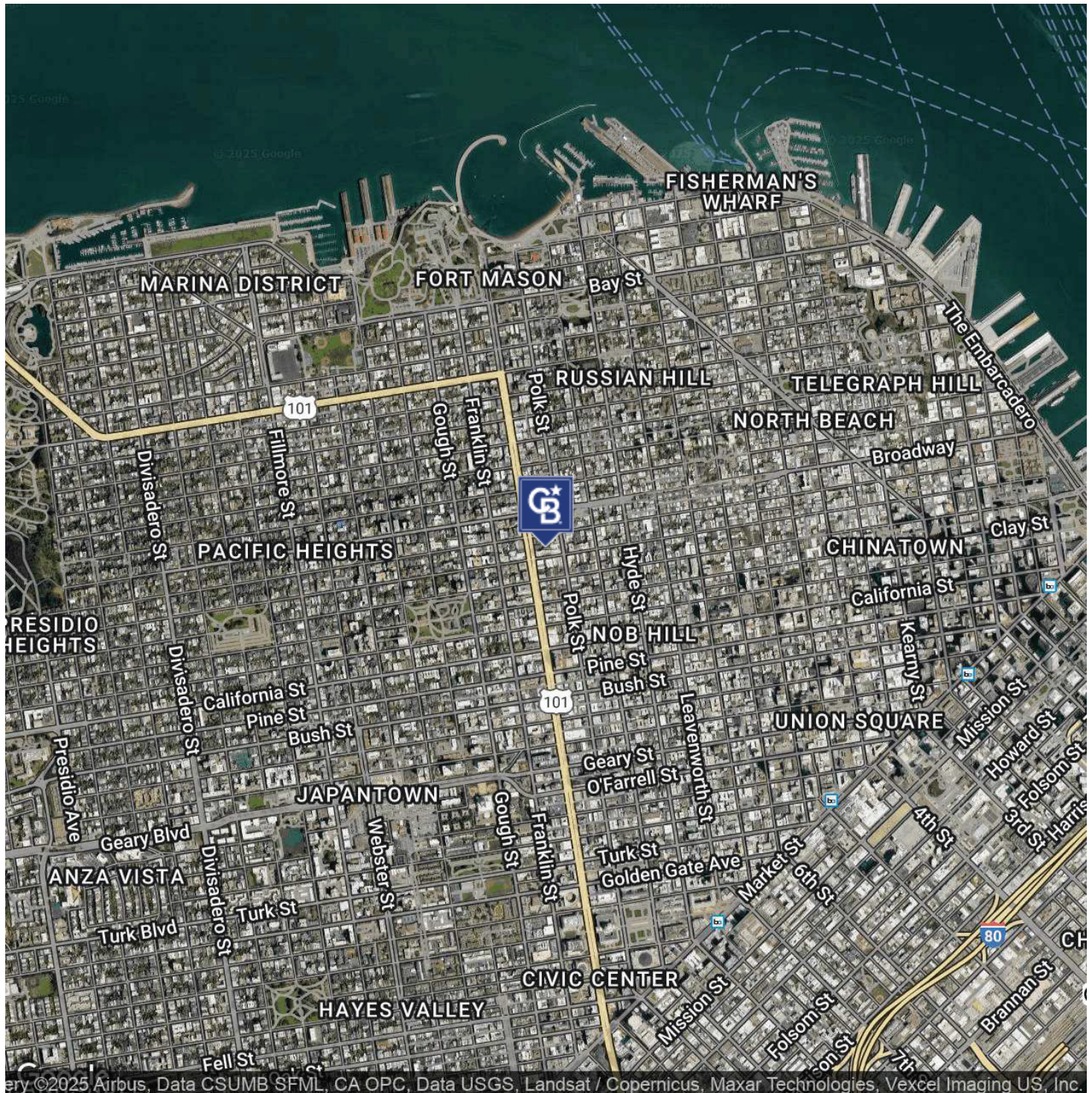


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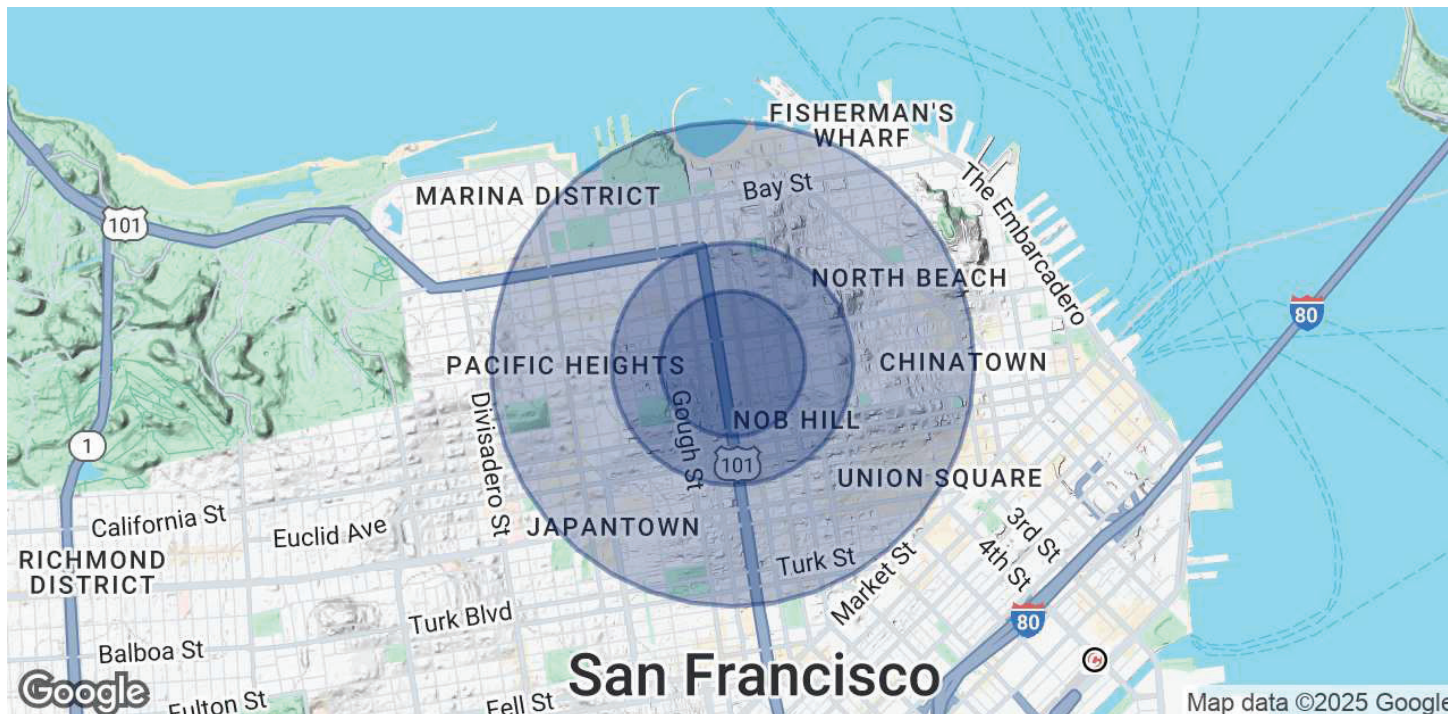


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,451	36,987	136,216
Average Age	42	43	44
Average Age (Male)	42	43	44
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,295	20,946	73,707
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$233,306	\$214,299	\$160,150
Average House Value	\$1,434,374	\$1,530,138	\$1,366,657

Demographics data derived from AlphaMap

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