



For Sale

Central Richmond
Two Unit Building*

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5512-5514 Geary Blvd (Between 19th Ave and 20th Ave)

<i>Parcel Number:</i>	1451-019*	<i>Height/Bulk Limit:</i>	40-X*
<i>Number of Units:</i>	2*	<i>Year Built:</i>	1917*
<i>Lot Size:</i>	Approximately 2,500 square feet*		
<i>Building Size:</i>	Approximately 1,740 square feet*		
<i>Zoning:</i>	NC-3 (Neighborhood Commercial, Moderate Scale)*		

Price: ~~\$985,000~~ \$750,000

- The front unit is a commercial space; The rear unit is a small residence.^ Both spaces are vacant.
- This property is being sold pursuant to a court ordered settlement agreement and may be subject to court confirmation

*Per First American MetroScan Property Profile

^Per City and County of San Francisco Department of Building Inspection "Report of Residential Building Record (3R) dated January 15, 2010.

Levi's Plaza-Van Ness Corridor

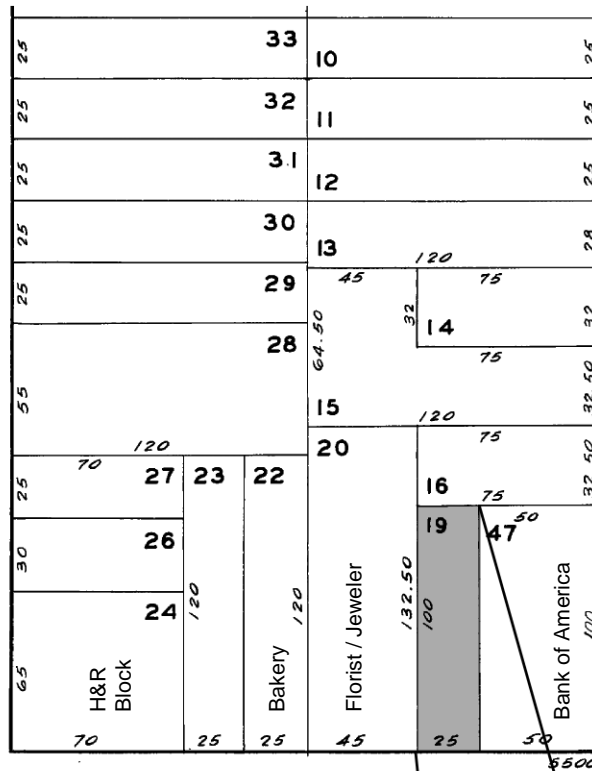


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The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers and/or tenants are advised to independently verify accuracy and to review any disclosure information on file with this office. This property statement is dated April 29, 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.

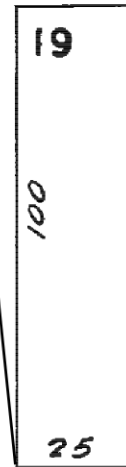
20TH AVE.



19TH AVE

GEARY BLVD.

Gray shaded parcel
is 5512-5514 Geary Blvd.



Levi's Plaza-Van Ness Corridor



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