

759-761 Clementina Street

San Francisco, CA 94103

TCN WORLDWIDE REAL ESTATE SERVICES

For Sale

Mixed-Use Building

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STARBOARD CRE
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Building Summary

Address:	759-761 Clementina St.
Property Type:	Mixed-Use
Square Ft:	±2,705 SF*
Sale Price:	$1.7 M
Zoning District:	RED-MX – Residential Enclave-Mixed
Year Built:	1951

**Note: Tenant-occupied through June 2027, offering in-place income with future owner-user flexibility. Additionally, owner will consider stocks, etc. for all or part of purchase.*



Two-Story Mixed-Use Building

Versatile, multi-level layout



Roll-up door with four-car garage

Onsite parking with roll-up garage door
Flexible layout suited to an owner-user

*Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Square footage is approximate per public records. Buyer to independently verify all information, including permitted use and occupancy. Seller disclosures available to qualified buyers upon request.

Building Highlights



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Two-Story Mixed-Use Building
Versatile, multi-level layout

Four-Car Garage
On-site parking

Roll-Up Garage Door
Easy loading access

Mezzanine Level
Additional office/storage space

2 Private Rooms Upstairs
Flexible use

Open Flex Area Downstairs
Versatile, open-concept space

Multiple Bathrooms
One and a half baths

Multiple Kitchens
Full kitchen upstairs, kitchenette downstairs

Roof Deck
Private outdoor space

In-Building Laundry
Laundry on site.

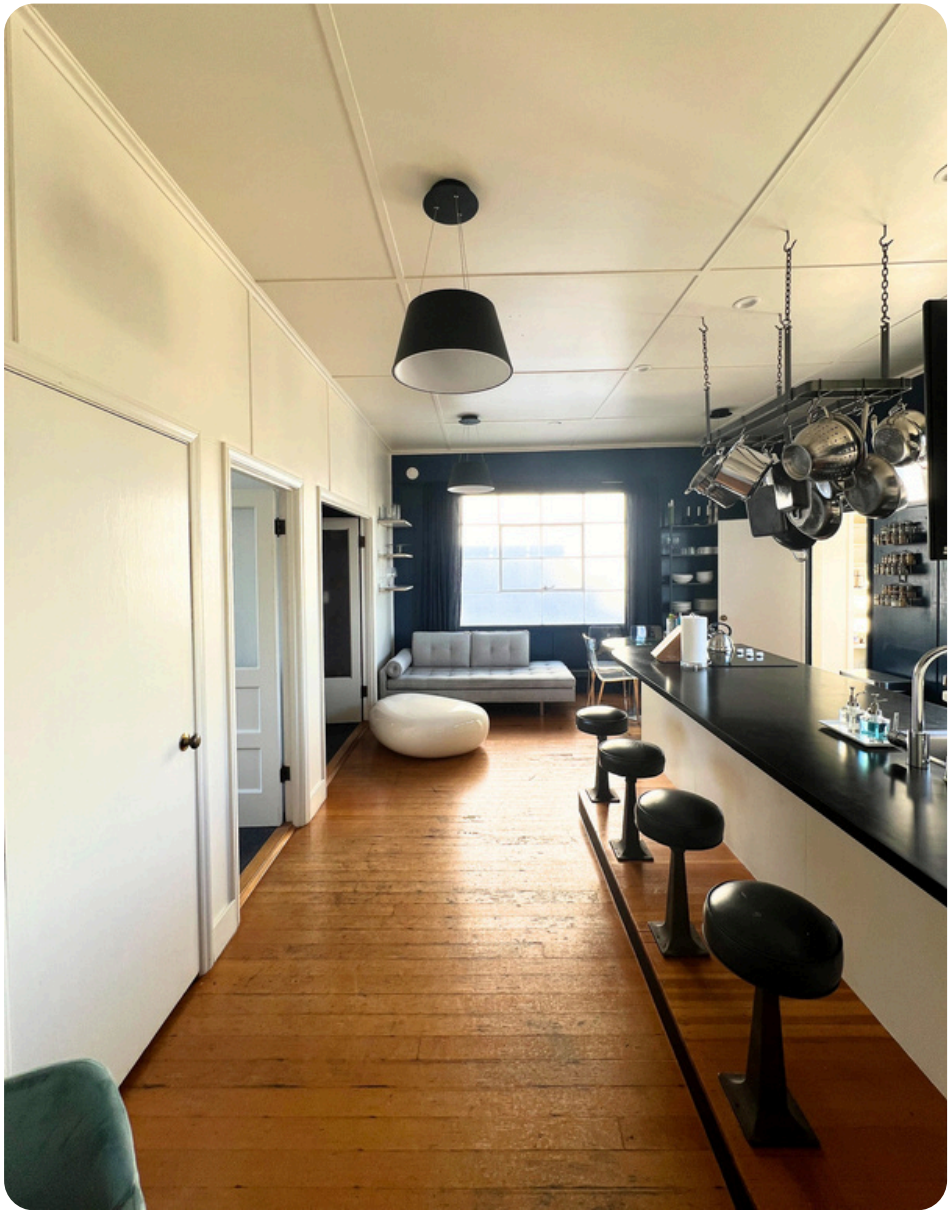
24-Panel Solar System (7.2 kW)
Energy-efficient power

Operable Windows
Fresh air access

Natural Light
Skylights and windows throughout

Images





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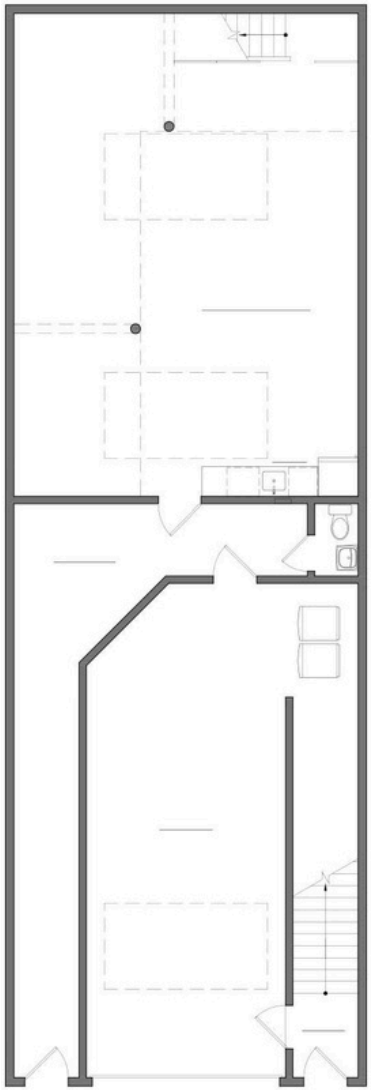
Images





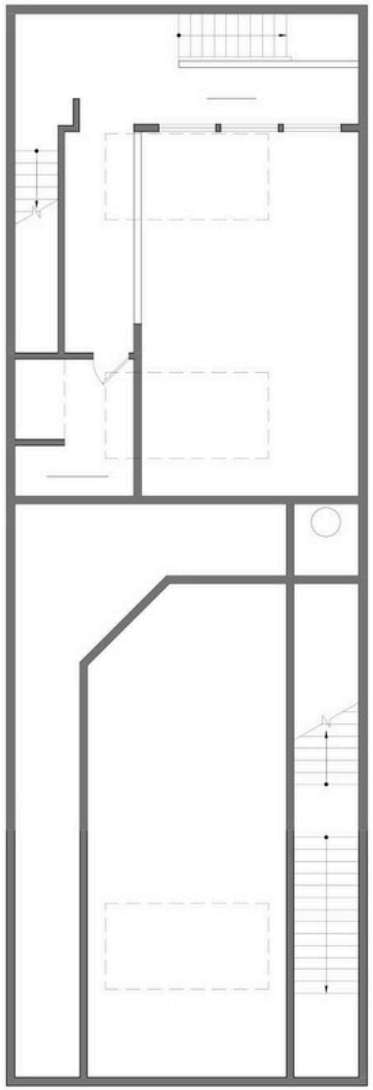
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FloorPlans



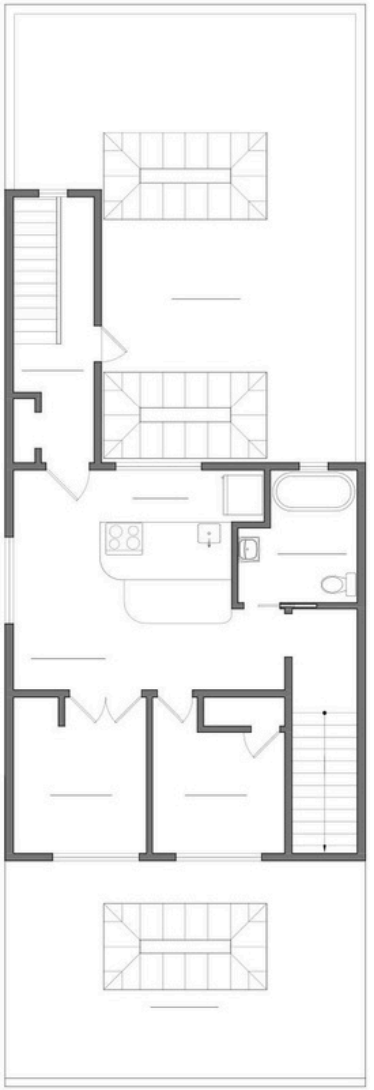
Clementina St.

GROUND FLOOR PLAN



Clementina St.

MEZZANINE LEVEL PLAN



Clementina St.

SECOND FLOOR PLAN

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Agent



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Unique Vision
We see what others miss

Local Market Leader
No one knows Northern California like we do

Full-Service Firm
We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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