



# 424 TREAT AVENUE SUITE B

## CREATIVE FLEX BUILDING FOR SALE

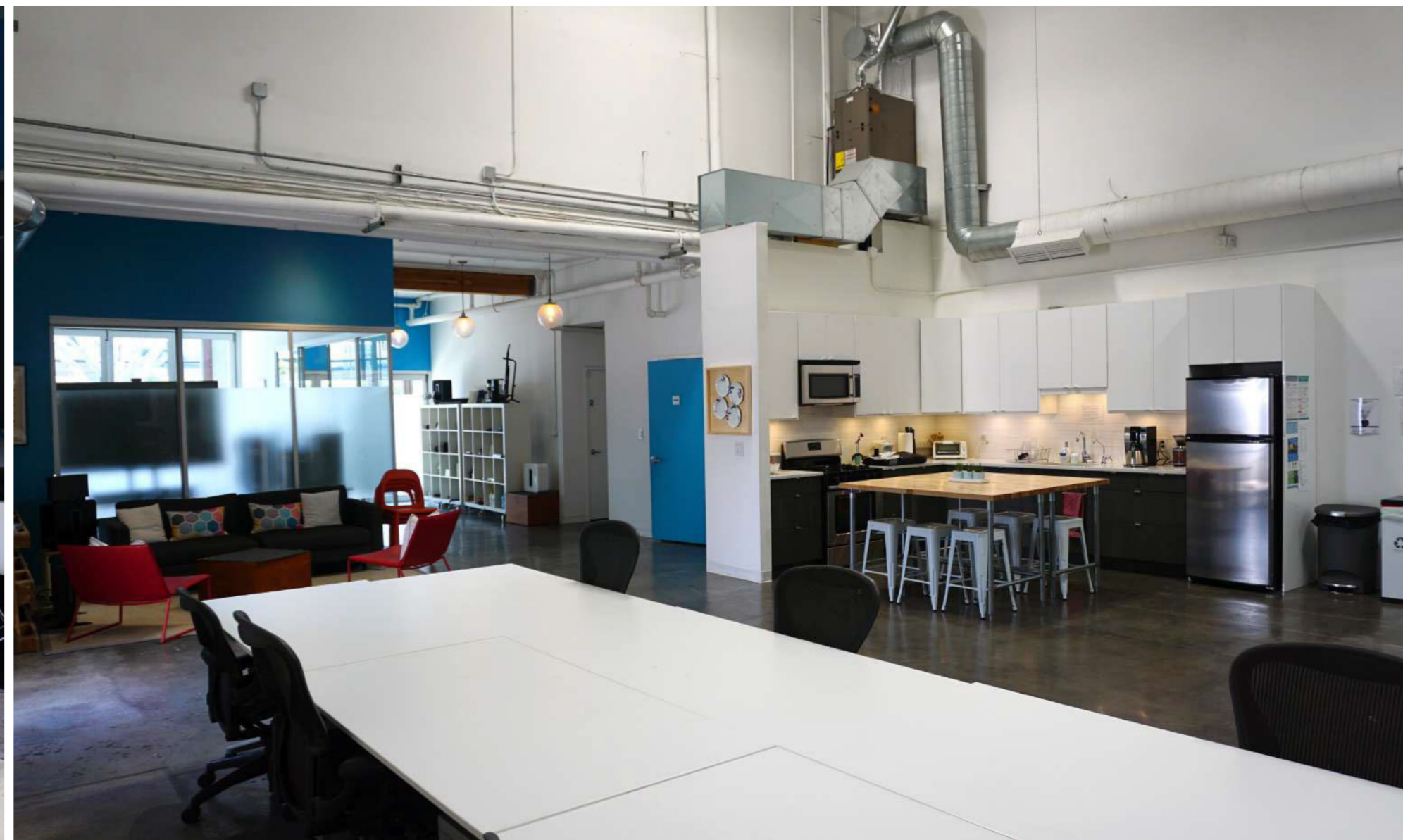
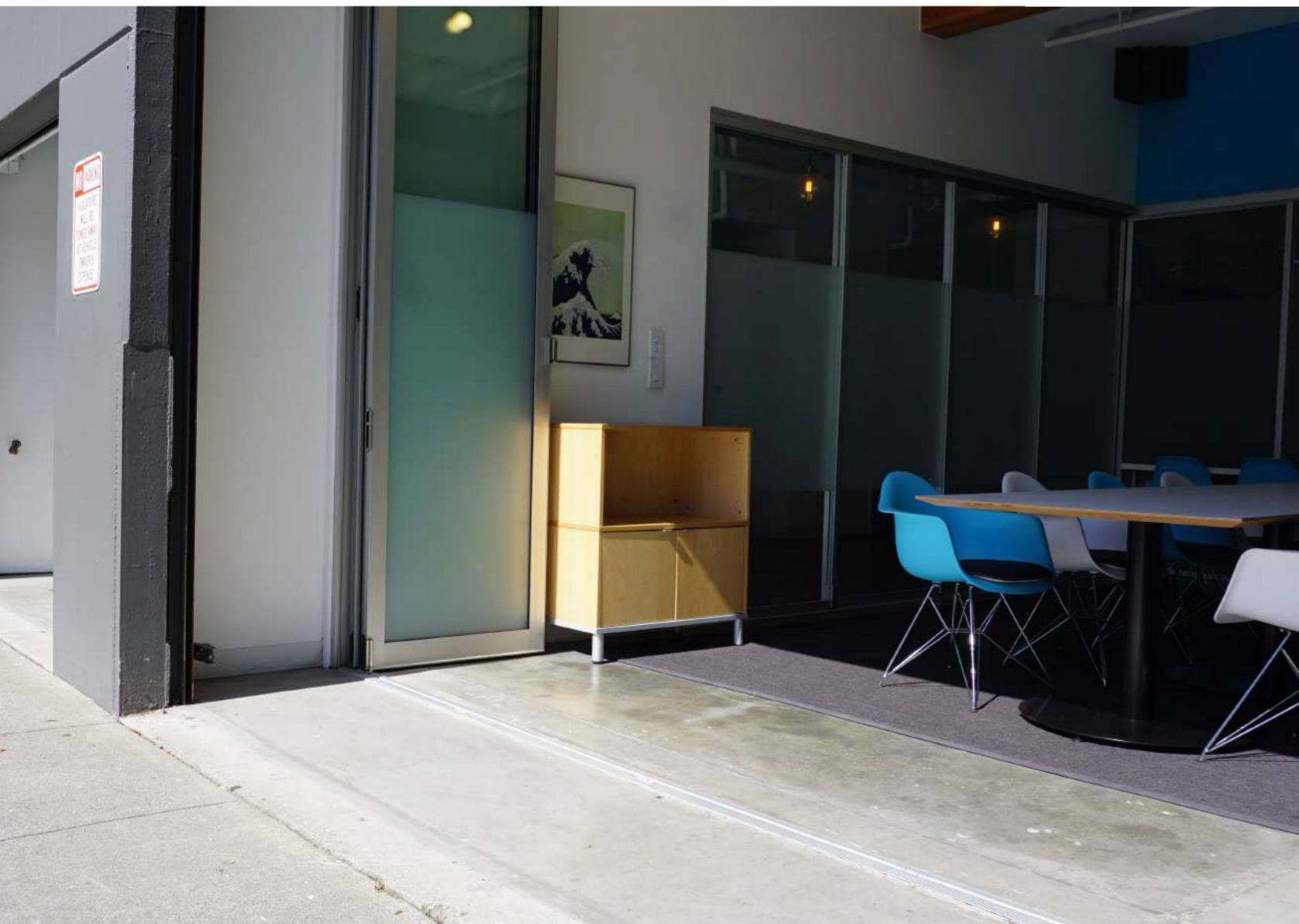




The Hawthorne Group is pleased to present the opportunity to acquire 424 Treat Street, Unit B, a +/- 4,697 square foot creative flex condominium with secure parking. Constructed in 1988 this building has undergone substantial renovations and is currently maintained in excellent condition. This property is located in the highly desirable mission district with its coveted restaurants, bars and public transportation. This is ideal for an owner/user or investor.

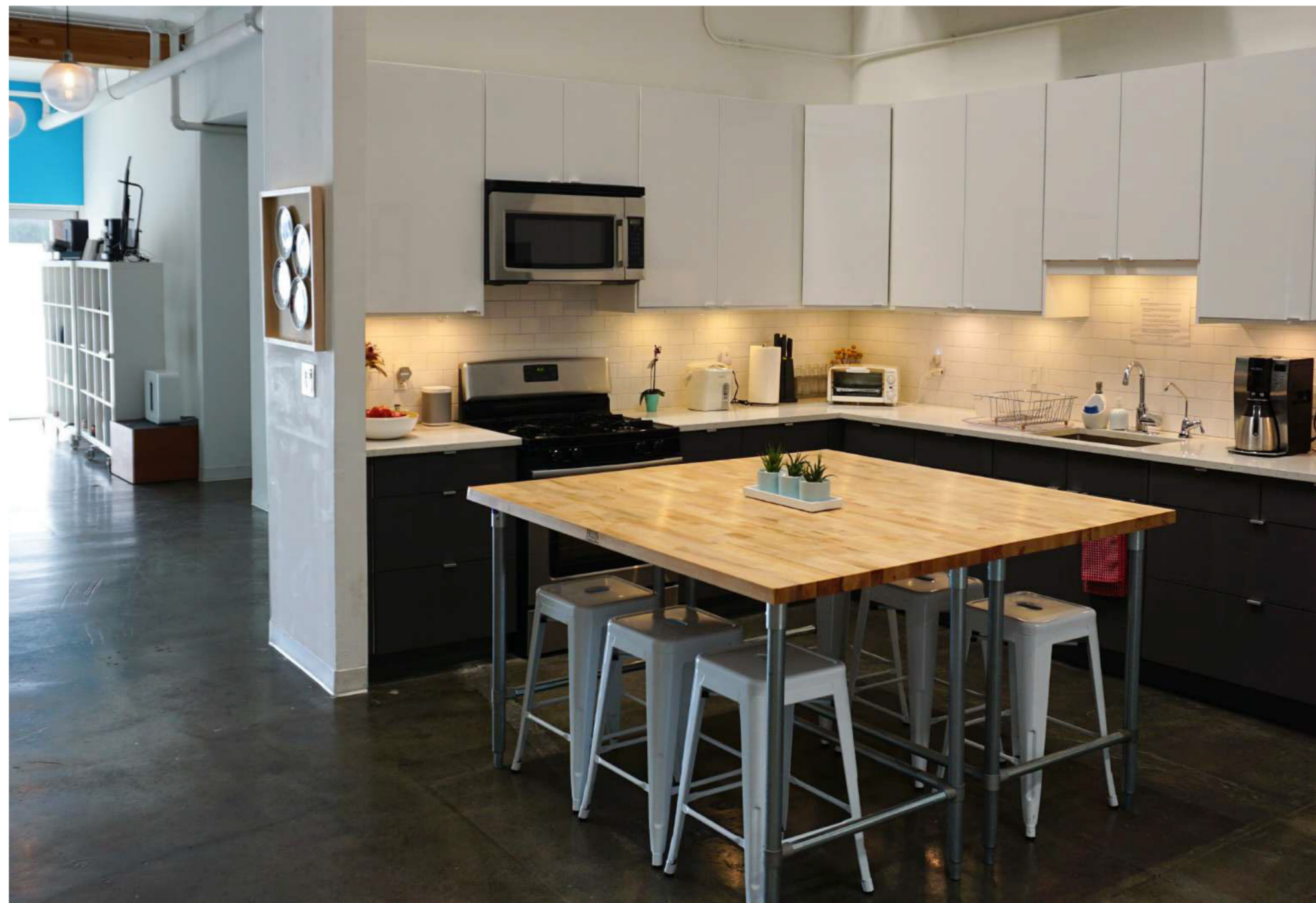
ADDRESS	424 Treat Avenue, Suite B
APN	3573 016
BUILDING AREA	Front Mezzanine +/- 925 SF Back Mezzanine +/- 559 SF Ground Floor +/- 3,213 SF TOTAL +/- 4,697
ZONING	PDR-1-G

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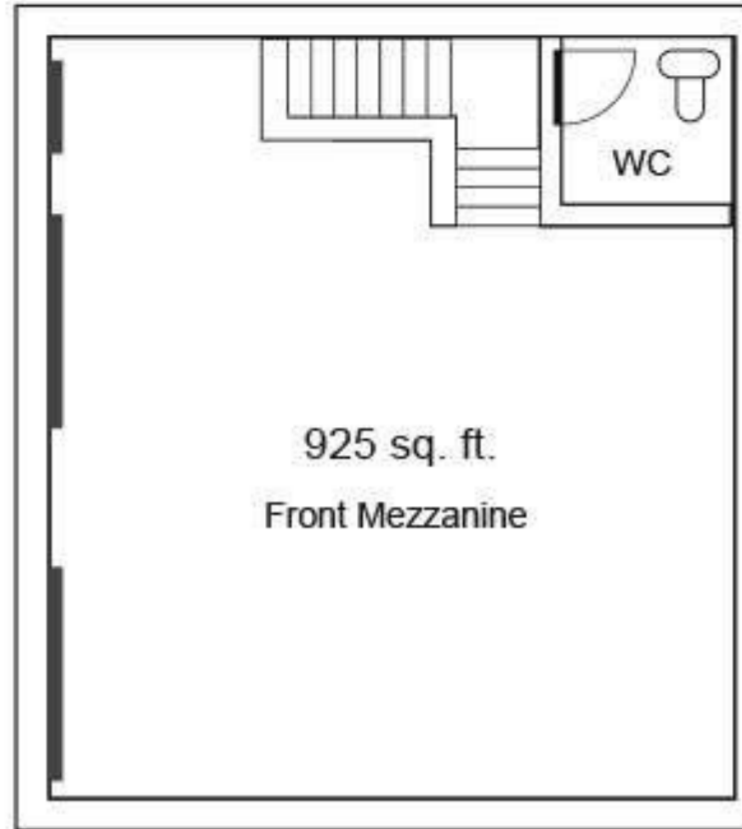


## FEATURES

YEAR BUILT	1988
CONSTRUCTION TYPE	Concrete and wood
CEILING HEIGHTS	30'+ Warehouse clearance 15' Office/Mezzanine
ELECTRICAL SERVICE	100 AMPS
BUILDING ACCESS	2 Fully retractable drive-in glass doors
FIRE SUPPRESSION	Fully sprinklered
HVAC	Ground Floor: Gas powered central heaters  2nd Floor: Heating, ventilation, and air conditioning
SECURITY	Keyless entry system
PARKING	2 Secured off street parking shared with one other condo
AMENITIES	Full kitchen Great natural light 2 conference rooms 2 workshop rooms



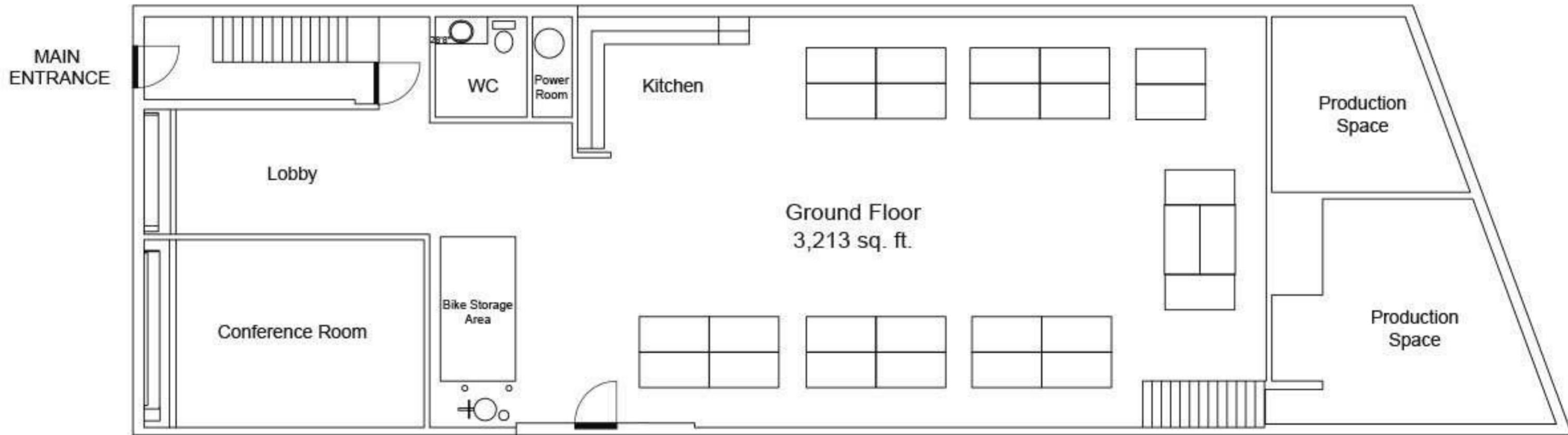
**424-B Treat Avenue, San Francisco**



**TOTAL SQUARE FOOTAGE: 4,697**



**MEZZANINE**



**GROUND FLOOR**

**CARLOS RAMIREZ**

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