



COLDWELL BANKER  
COMMERCIAL  
REALTY

# BEAUTIFUL ARCHITECTURALLY STUNNING OFFICE BUILDING RUSSIAN HILL

2822 VAN NESS AVENUE



# FOR SALE

CBCWORLDWIDE.COM

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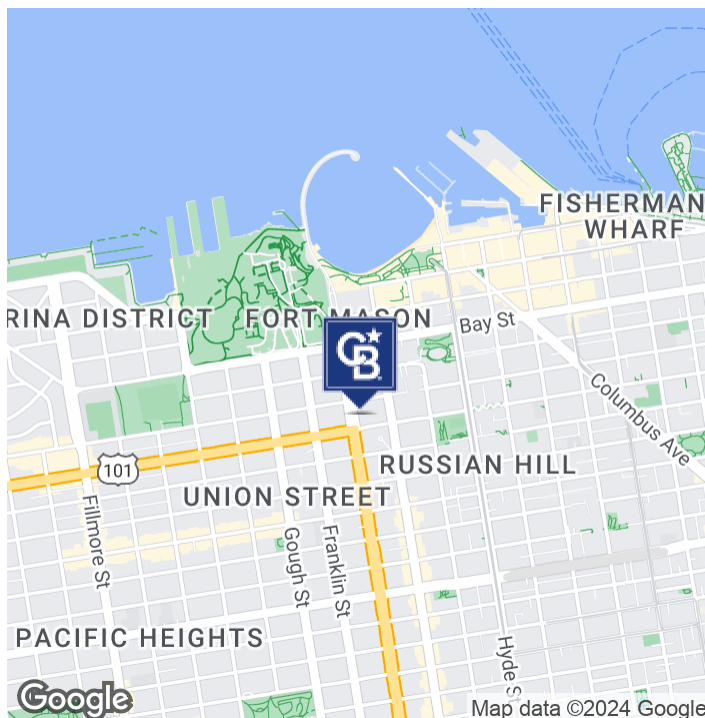
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COLDWELL BANKER COMMERCIAL REALTY  
1560 Van Ness Ave Fl 2, San Francisco, CA 94109  
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# SALE BEAUTIFUL ARCHITECTURALLY STUNNING OFFICE BUILDING | RUSSIAN HILL

2822 Van Ness Ave. San Francisco, CA 94109



## PROPERTY HIGHLIGHTS

- Fantastic Van Ness Ave./Russian Hill Location!
- Beautiful Edwardian Era Architecture
- Fantastic Interior Atrium in the Expansive Open Area/Lobby
- Wood Paneling & Exposed Beam Ceilings
- Fireplaces
- Ample Natural Light
- High Ceilings
- 15 Ample Sized Private Offices
- Private Executive Suite with Large Full Bath
- Sprinklered Throughout
- Concrete Foundation
- ADA Bathroom
- Total 2 Full Baths with Showers & 3 Half Baths
- Lovely Private Outdoor Terraces/Decks & Balcony
- **Potential to Convert Back to Single Family Residence**
- Potential Garage Addition!

## OFFERING SUMMARY

**Offered at: \$2,975,000**

District:	Russian Hill
Price/SF:	\$384
Building Size:	Approx. 7,743 SF*
Lot Size:	Approx. 3,270 SF*
Lot Dimensions:	Approx. 30' x109' SF*
Year Built:	1900*
Zoning:	RC3*
APN:	0499-006*

\*Per Survey

\*\*Per Realist Tax Records

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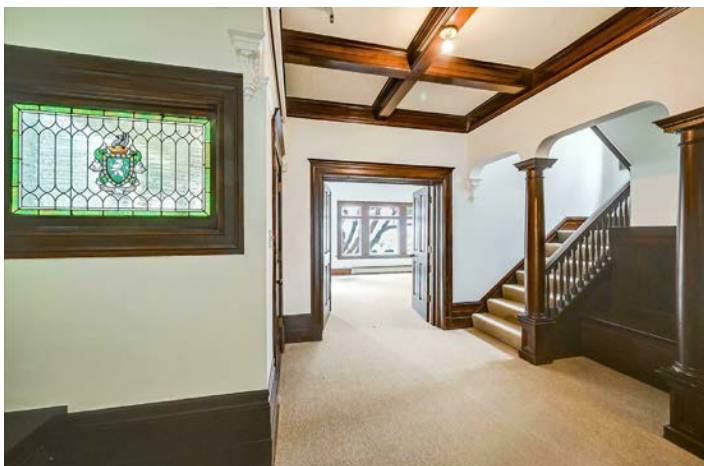
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### PROPERTY DESCRIPTION

2822 Van Ness Ave. is an architecturally stunning early 1900's building that has been fantastically converted into beautiful and spacious office space. Excellently located between Chestnut Street and Lombard Streets, this century-old, four story office building offers a unique atmosphere for business and a load of potential. Previously used as the corporate headquarters for Skyy Vodka, it is approximately 7,743 Sq. Ft. of open office space with a nice entry lobby, gorgeous interior atrium, private offices, conference rooms, bathrooms, and kitchenettes on each floor. 98 walk score and 3 blocks from the Union Street stop on the recently completed Van Ness Bus Rapid Transit System. There is ample parking available for rent within a three block radius. Property will be delivered vacant. Necessary repairs required the removal of some of the sheetrock and fixtures. Buyer can put their own touch on the space. Potential to add a parking garage and an opportunity to convert it back to a large and charming single-family home!

### LOCATION DESCRIPTION

This property is excellently located at the intersection of many of San Francisco's finest neighborhoods, Russian Hill, Cow Hollow, the Marina, and the Van Ness corridor. It is within walking distance of many popular restaurants, bars and shops on Chestnut, Union, and Polk Streets, as well as Fisherman's Wharf and Ghirardelli Square. Fort Mason and Aquatic Park are just a few blocks away. Van Ness Avenue (literally Hwy 101) gives easy access to all other parts of the City, as well as the Golden Gate Bridge to Marin County and the Bay Bridge to Oakland and the East Bay. Public transportation is just out the front door! 2822 Van Ness Ave. is the perfect signature office building for the rapidly changing needs of today's business environment. Or the ideal opportunity to customize your dream home!

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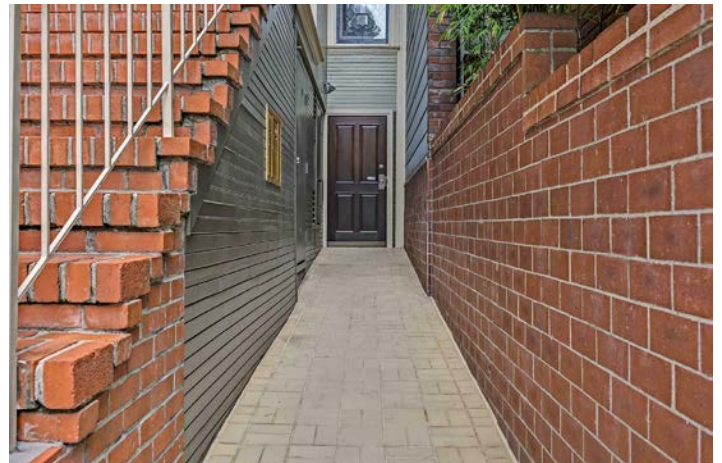
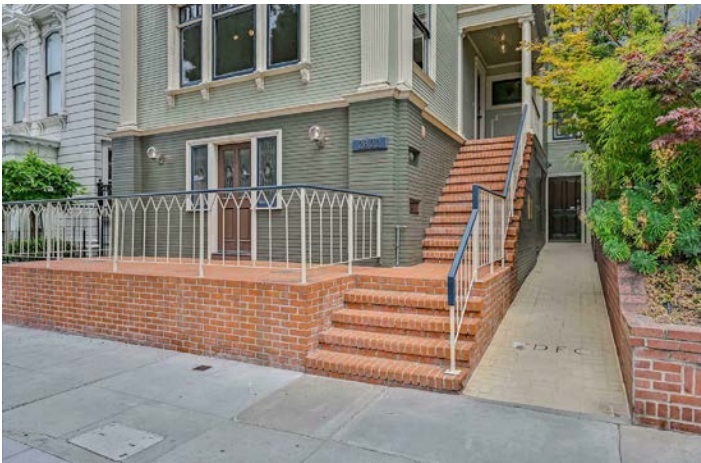


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### FLOORPLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

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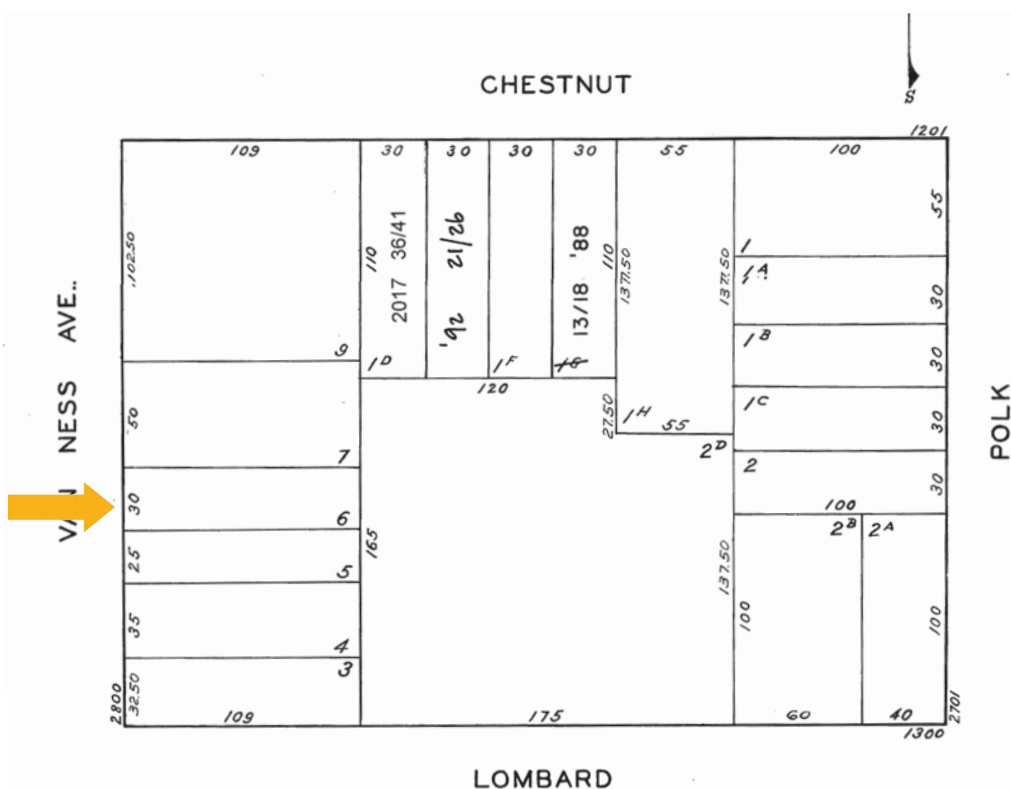
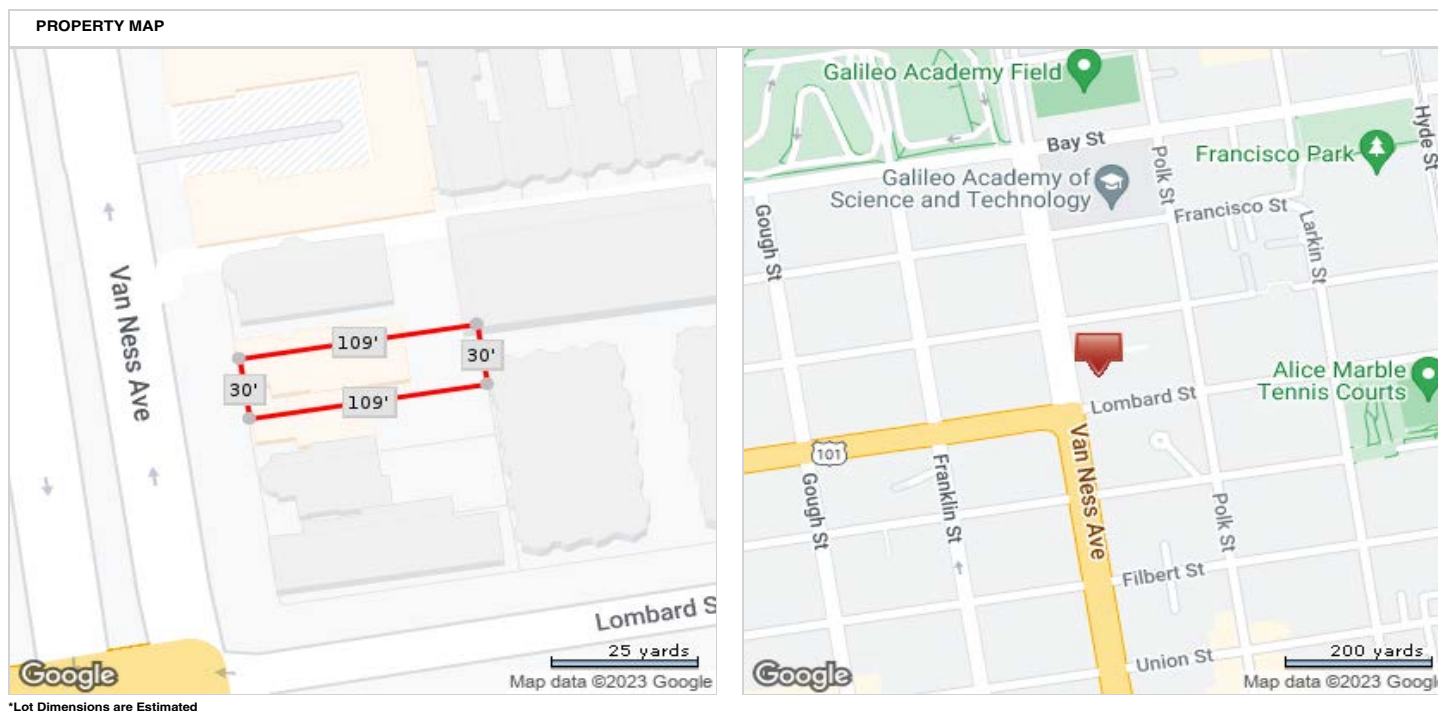


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## TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



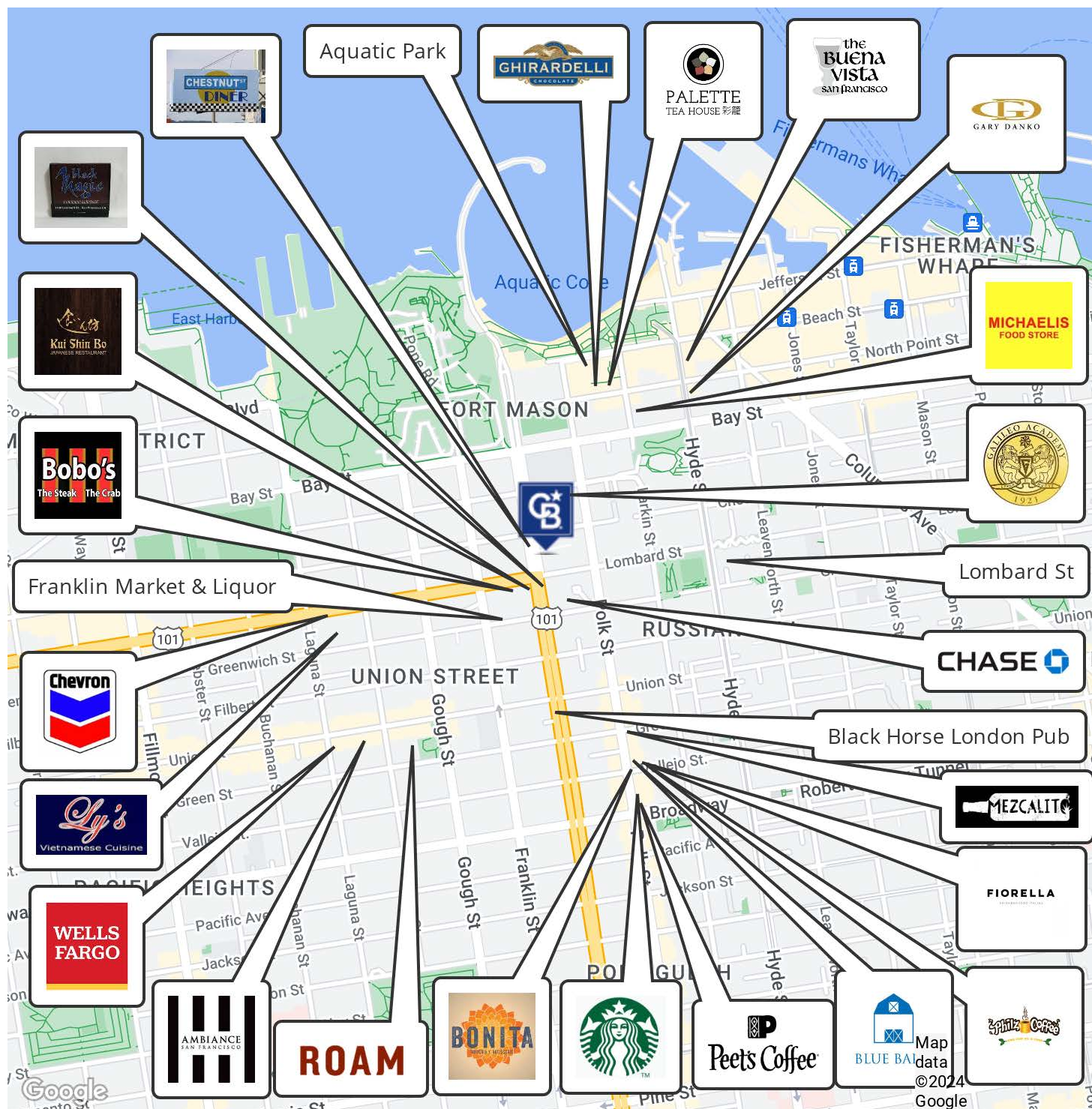
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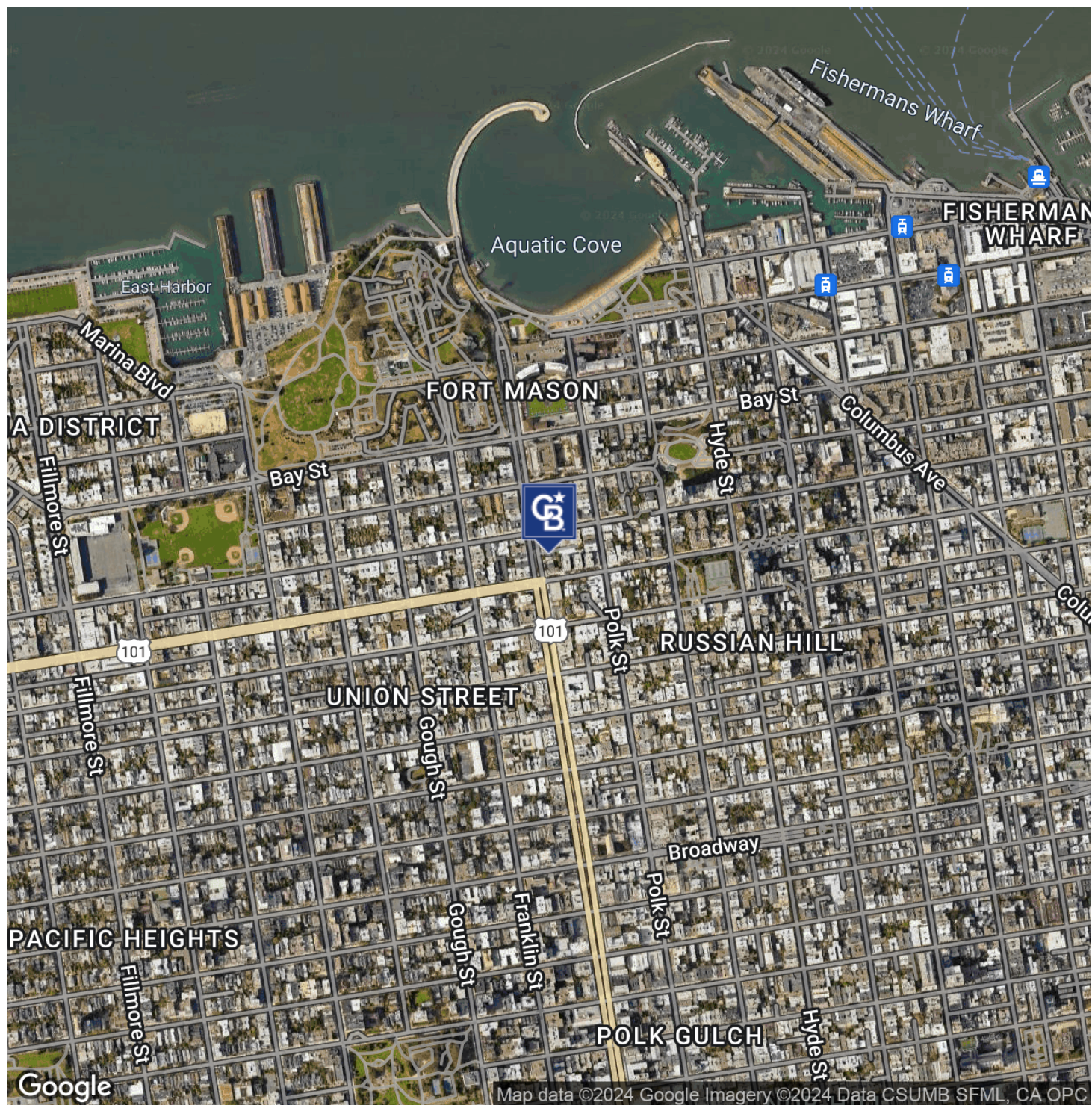
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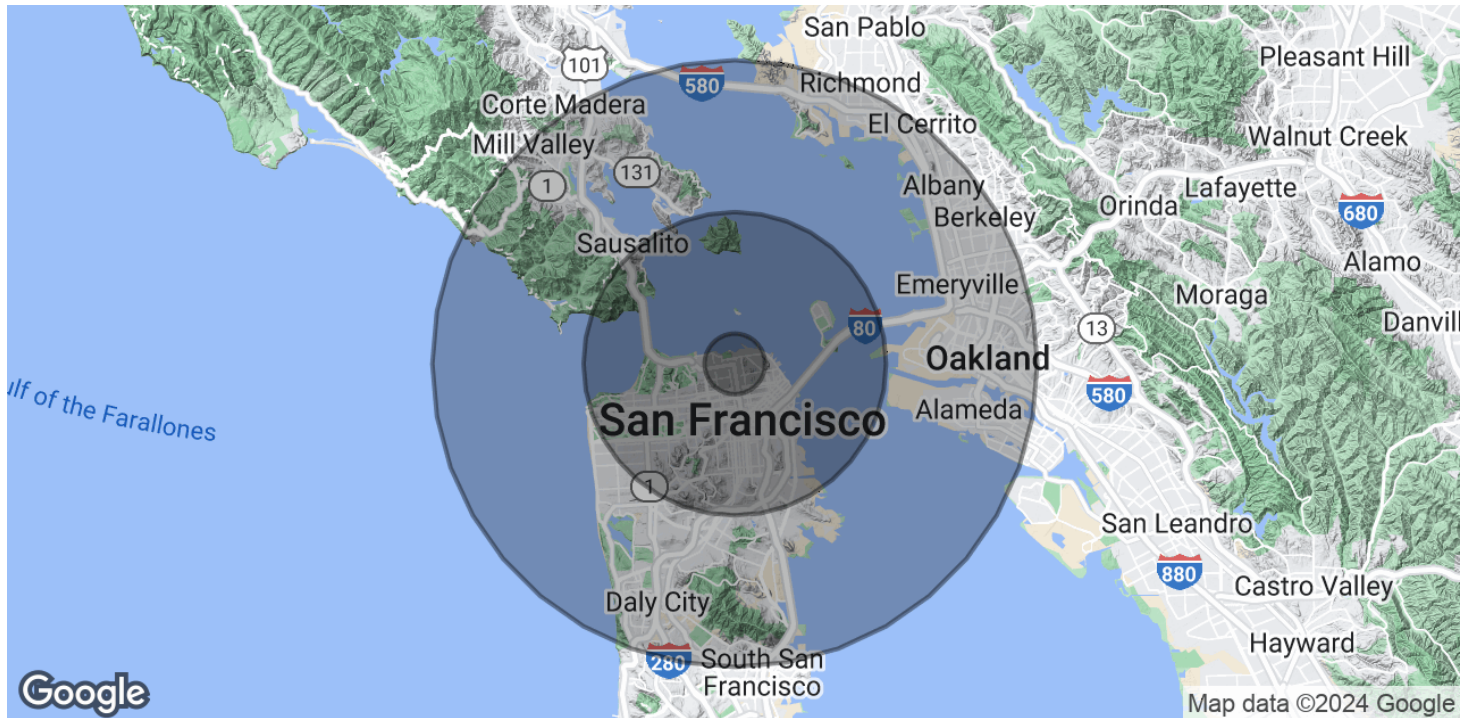
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	85,771	642,041	1,408,413
Average Age	39	39.7	39.7
Average Age (Male)	39.1	39.5	39.2
Average Age (Female)	40	39.9	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	52,505	324,870	626,741
# of Persons per HH	1.6	2	2.2
Average HH Income	\$158,189	\$158,765	\$141,383
Average House Value	\$1,117,909	\$1,101,105	\$978,777

\* Demographic data derived from 2020 ACS - US Census

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