

# PRIME SOMA WEST PROPERTY FOR SALE



## 65 McCOPPIN STREET SAN FRANCISCO CA

### SUMMARY

Offering Price	\$1,495,000
Building Square Feet (approx.)	
• Ground Floor	2338
• Mezzanine	700
• 2nd Floor	674
Land Square Feet	2338
Zoning	Rm-1 Residential, Mixed, Lo Density
Year Built	1923

### PROPERTY DESCRIPTION

- Great Opportunity for Owner User or Developer of Residential, Mixed-use Properties
- Part of Market & Octavia Neighborhood
- Creative Workspace with lots of Natural Light
- 112.5 ft Street Frontage on McCoppin & Stevenson
- Public Parking within 1 block

### LOCATION

- Close to Market/Van Ness MUNI Metro Station, J Streetcar MUNI Line and Bay Area Freeway
- 1/2 Block from Valencia Street Corridor, Restaurants, Cafes & Shopping
- Neighbors include: City Building & Planning Departments, Flax Art Supply, National Car Rentals



### EXCLUSIVE AGENT

Susan Jordan  
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This statement is given with the understanding that negotiations relating to the purchase or leasing of the property shall be conducted through this office. The information contained herein has been secured from sources believed to be reliable. It is not guaranteed and should be verified prior to consummating a transaction. No offer of subagency is expressed or implied.

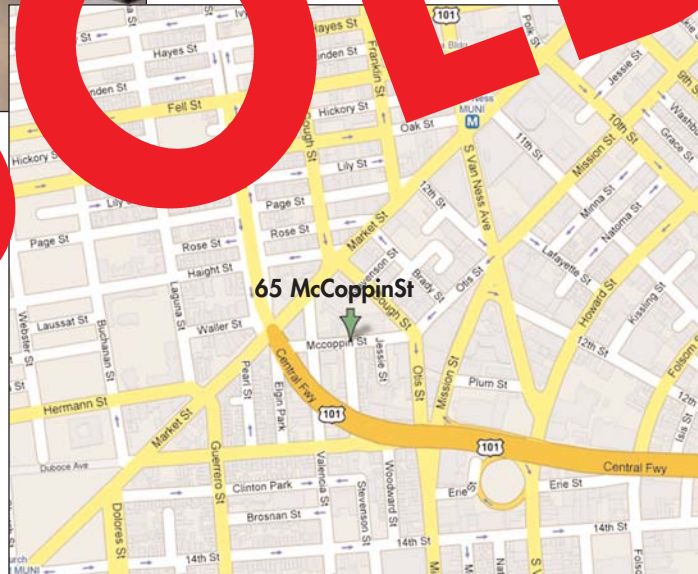


Mezzanine Offices



Lots of Natural Light

**SOLD!!!**



Creative Layout & Office Space

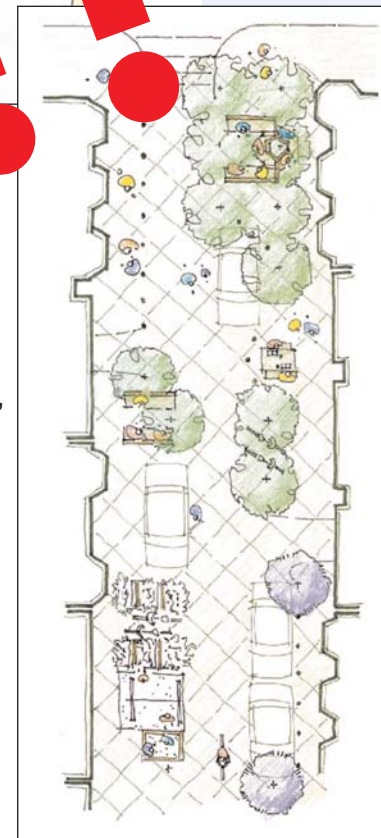
# MARKET & OCTAVIA NEIGHBORHOOD PLAN



Planned Tree Planting



Plans for McCoppin Street



“Living Alley Way”  
Plans for Stevenson Street

Tree Type  
■ Special Trees  
■ Trees

\*Most recent city plan available upon request.

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## FLOOR PLAN

