

FOR SALE

Warehouse Building 6,970 SF



50 Lisbon Street, San Rafael, CA

OWNER/USER OPPORTUNITY

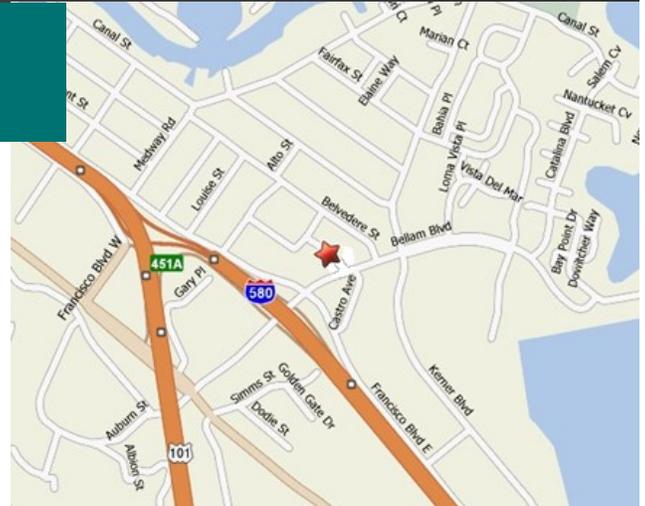
Building size: +/- 6970 sf

Lot size: +/- 13,335 sf

Zoning: Core Canal Industrial/Office District

Located in the Canal industrial area of San Rafael, this warehouse building is offered at a below-market price. 41 Belvedere St., San Rafael, a direct comparable to the subject building, sold in June 2019 for \$329/sf, v. \$265/sf for subject property (per Marin County records).

- 100% leased to three tenants on short-term (1 year) leases
- Enclosed/fenced yard/parking
- High speed internet wired throughout building
- Easy access to highways 101 & 580
- Eight rollup doors
- Four bathrooms



PRICE: \$1,850,000.00

HOEY COMPANY

Commercial Properties

70 Mitchell Boulevard
San Rafael, CA 94903

415-479-9890

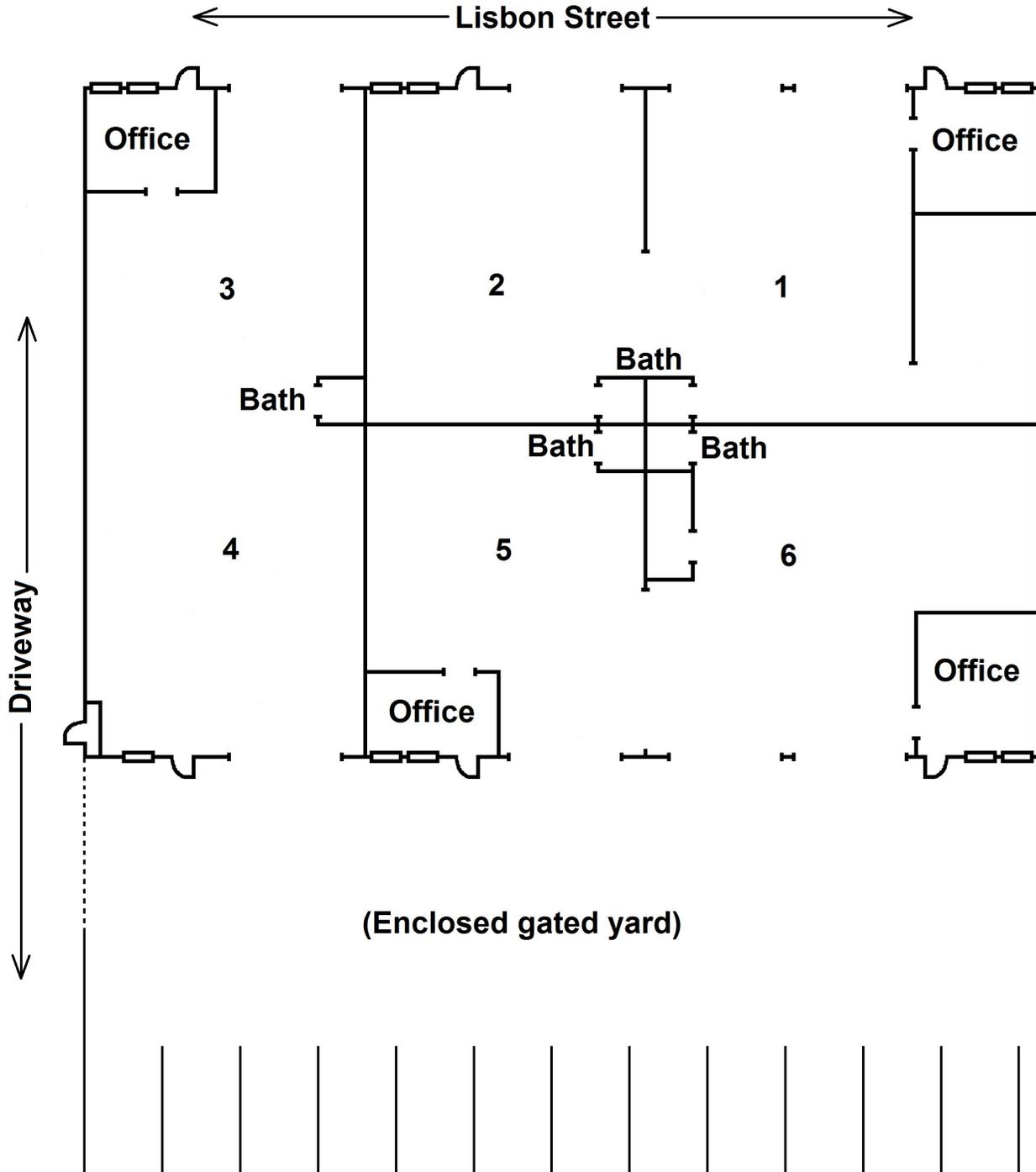
commprop@hoeycompany.com

www.hoeycompany.com

HOEY COMPANY

Commercial Properties
70 Mitchell Boulevard
San Rafael, CA 94903
415-479-9890

Lot and Building Plat
50 Lisbon Street
San Rafael, CA



Dimensions are approximate and may not be to scale

**50 Lisbon Street, San Rafael, CA
Parcel 8-105-2**

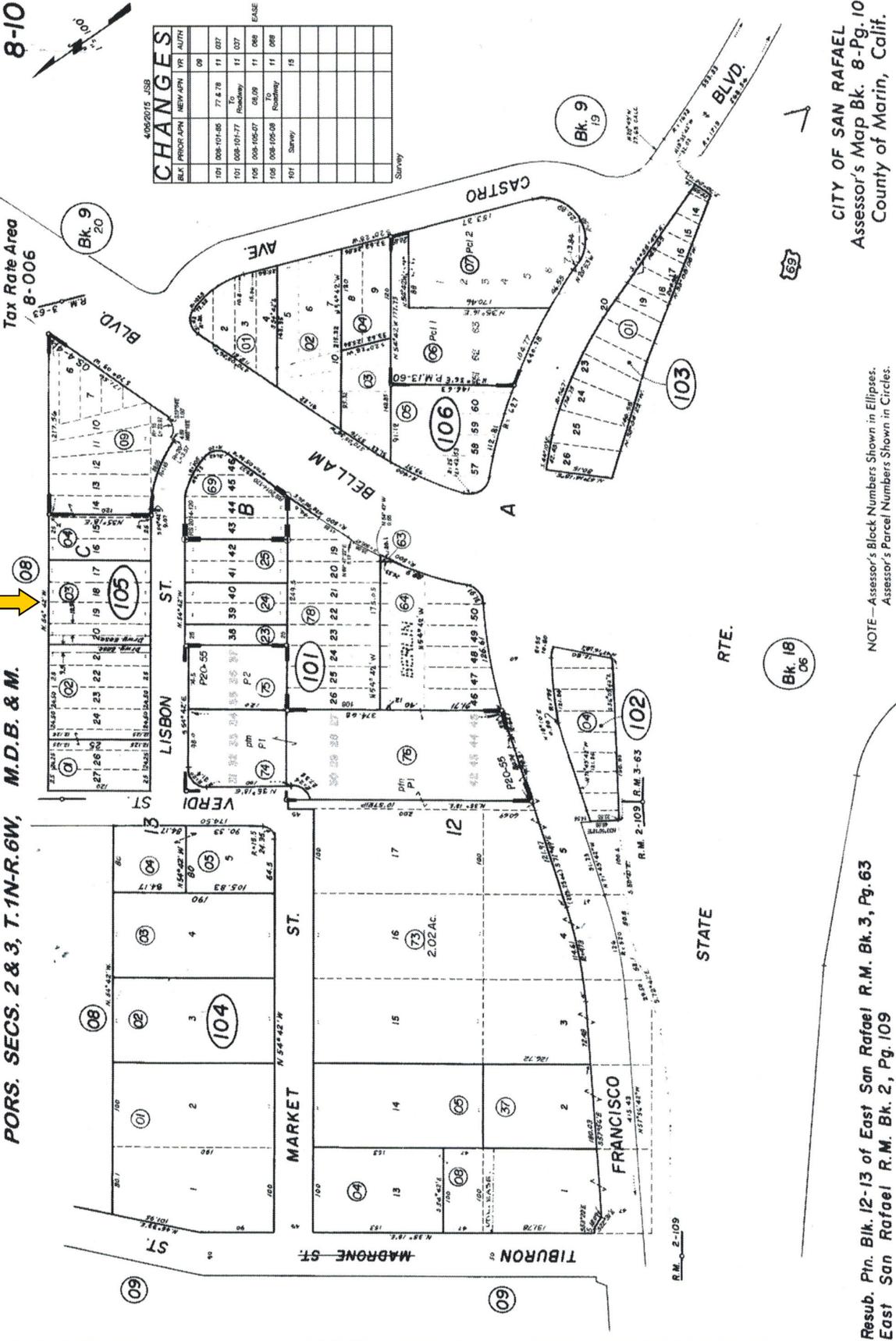
8-10

Tax Rate Area
8-006

PORS. SECS. 2 & 3, T.1N-R.6W, M.D.B. & M.

City of San Rafael Assessor's Map Bk. 8-Pg. 10
County of Marin, Calif.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



40062015_JSS

BLK	PRIOR APN	NEW APN	YR	AUTH
101	008-101-85	77 & 78	11	037
101	008-101-77	77 & 78	11	037
105	008-105-07	08,09	11	069
105	008-105-08	08,09	11	069
101	Survey		15	

CHANGES

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Resub. Pin. Blk. 12-13 of East San Rafael R.M. Bk. 3, Pg. 63
East San Rafael R.M. Bk. 2, Pg. 109

R.M. 2-109