

# FOR SALE

## Warehouse Building 6,970 SF



**50 Lisbon Street, San Rafael, CA**

### OWNER/USER OPPORTUNITY

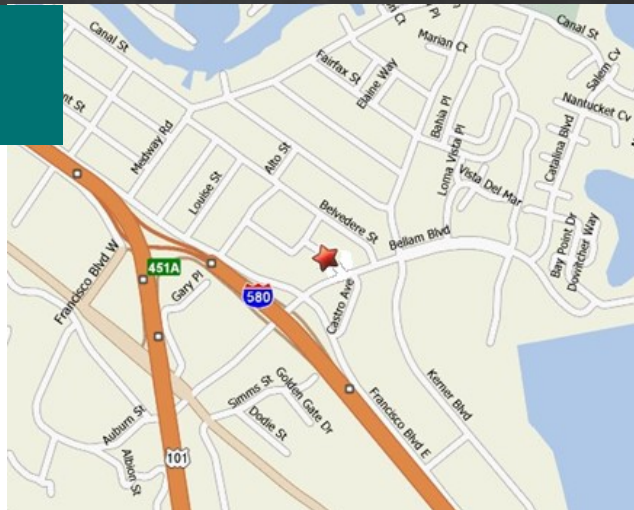
**Building size: +/- 6970 sf**

**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

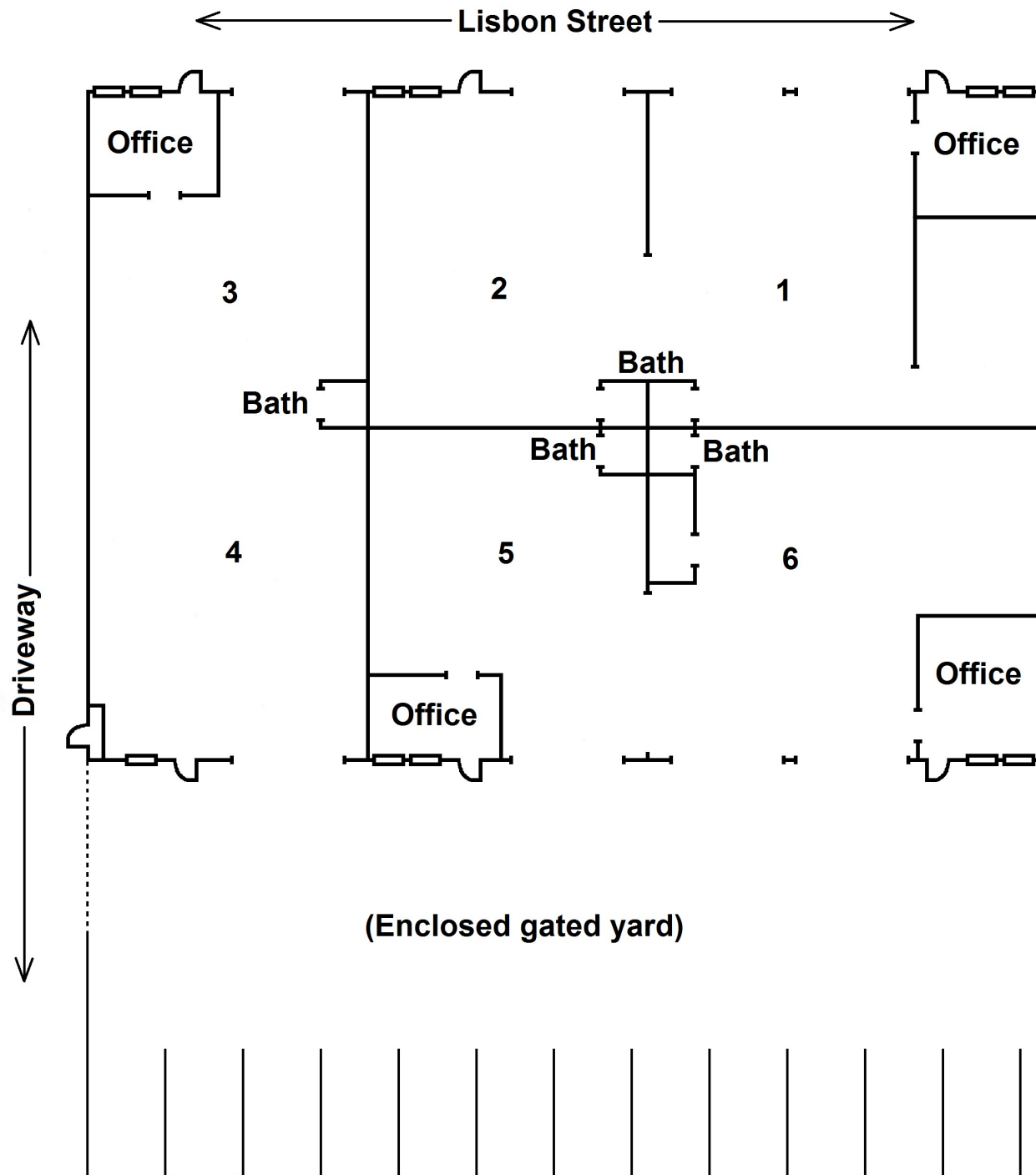
commprop@hoeycompany.com  
www.hoeycompany.com

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Commercial Properties

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## Lot and Building Plat 50 Lisbon Street San Rafael, CA



Dimensions are approximate and may not be to scale

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

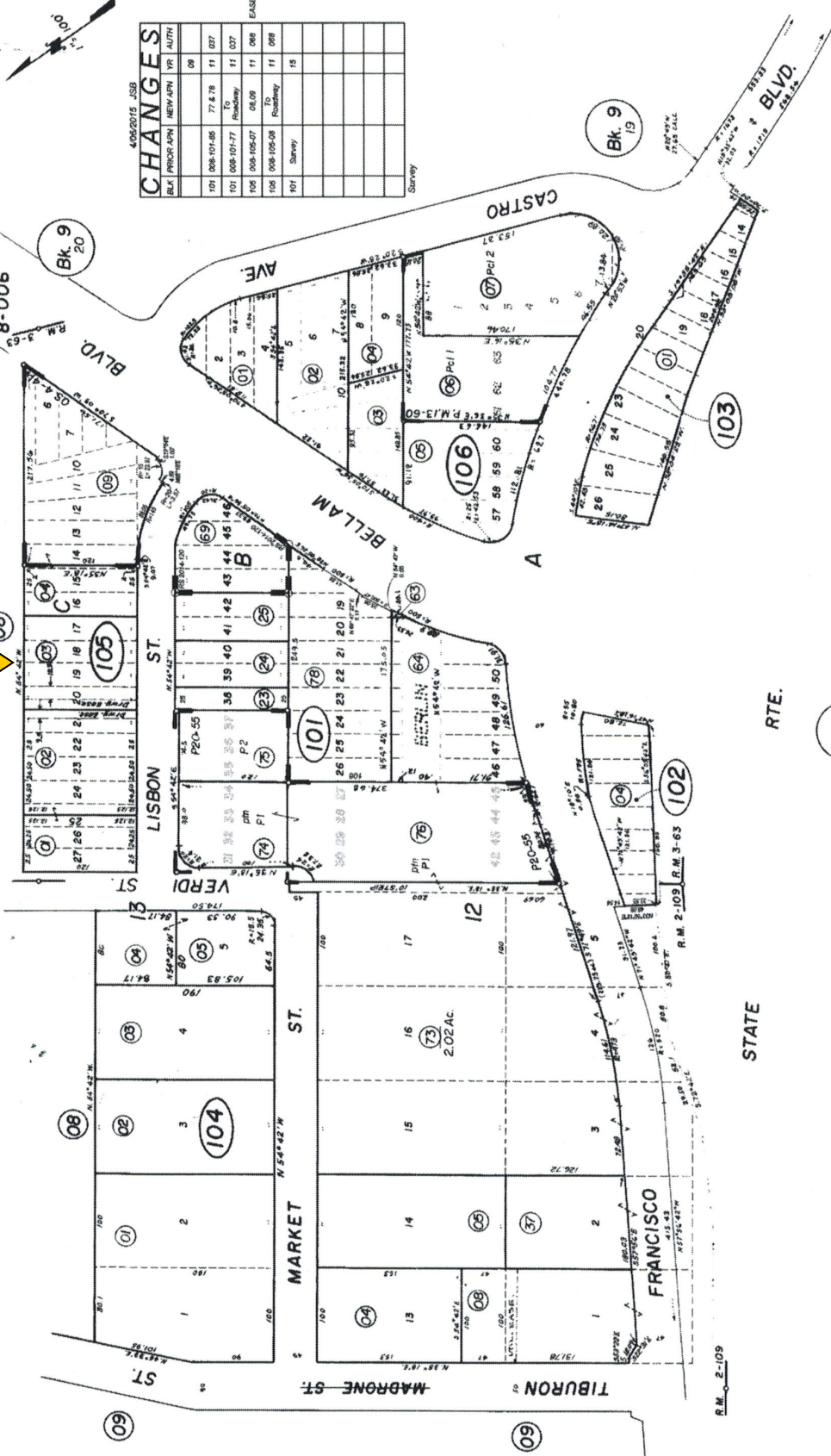
Tax Rate Area  
8-006

8-10



4/05/2015 JSS

CHANGES	BLK	PRIOR APN	NEW APN	VR	AUTH
	101	008-101-05	77 & 78	11	037
	101	008-101-77	Roadway	11	037
	105	008-105-07	08,09	11	069
	105	008-105-08	Roadway	11	069
	101	Survey		15	



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

CITY OF SAN RAFAEL  
Assessor's Map Bk. 8-Pg. 10  
County of Marin, Calif.

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

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