

FOR SALE

OWNER USER OPPORTUNITY

**\$10,000 Bonus Commission
to Procuring Broker**



±3,527 SF OFFICE BUILDING

54 MARK DRIVE

SAN RAFAEL, CA

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54 MARK DRIVE

SAN RAFAEL, CA

Property Overview

This is an opportunity to purchase a fully renovated $\pm 3,527$ SF office building located in the Northgate Industrial Park, San Rafael. The exterior and interior have been fully painted, along with interior suite improvements such as flooring and lighting upgrades, new landscaping, and slurry sealed and striped parking lot. This opportunity allows a buyer to occupy all or approximately half of the building.

Size and Layout: The building is approximately $\pm 3,527$ square feet, and you have the option to occupy the entire space, or just one of the two suites ($\pm 1,753$ SF and $\pm 1,774$ SF).

Renovations: The building has undergone extensive renovations, including:

- Fresh paint for both the interior and exterior.
- Upgraded flooring and lighting in the interior suites.
- Improved landscaping for aesthetics.
- A refurbished parking lot with sealing and striping.

Move-in Ready: Both suites are described as being in move-in condition, which means minimal immediate work is needed before occupying.

Potential Uses: Depending on your needs, you could use one suite for your business while leasing the other, providing a potential income stream.



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Property Features

Address: 54 Mark Drive, San Rafael

Asking Price: \$1,395,000 (\$395.52 PSF)

Parking: Approximately 15 Onsite

Lot Size: ±11,979 SF

APN: 155-151-37

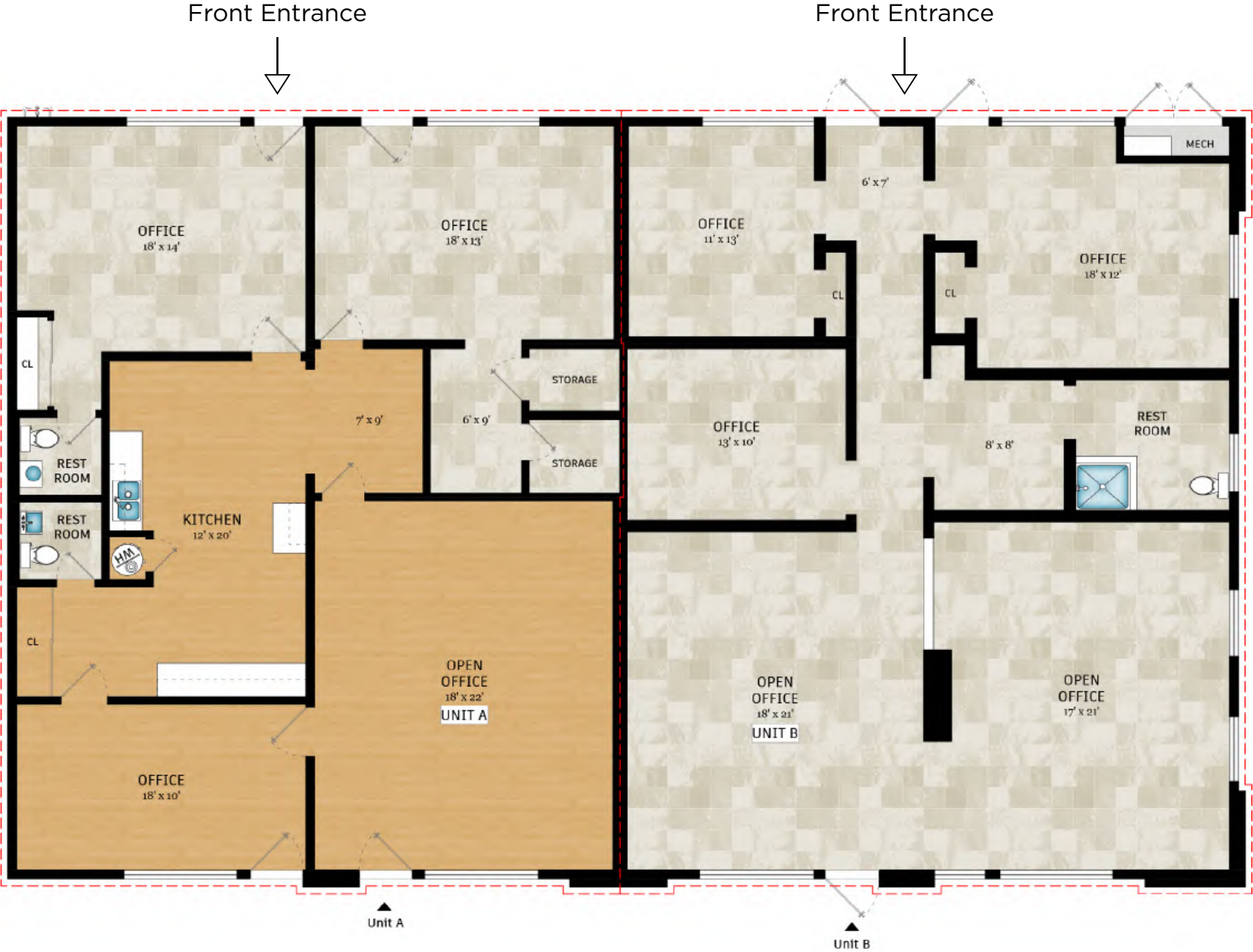
Zoning: LI/O (light industrial/office)

Year Built: 1969



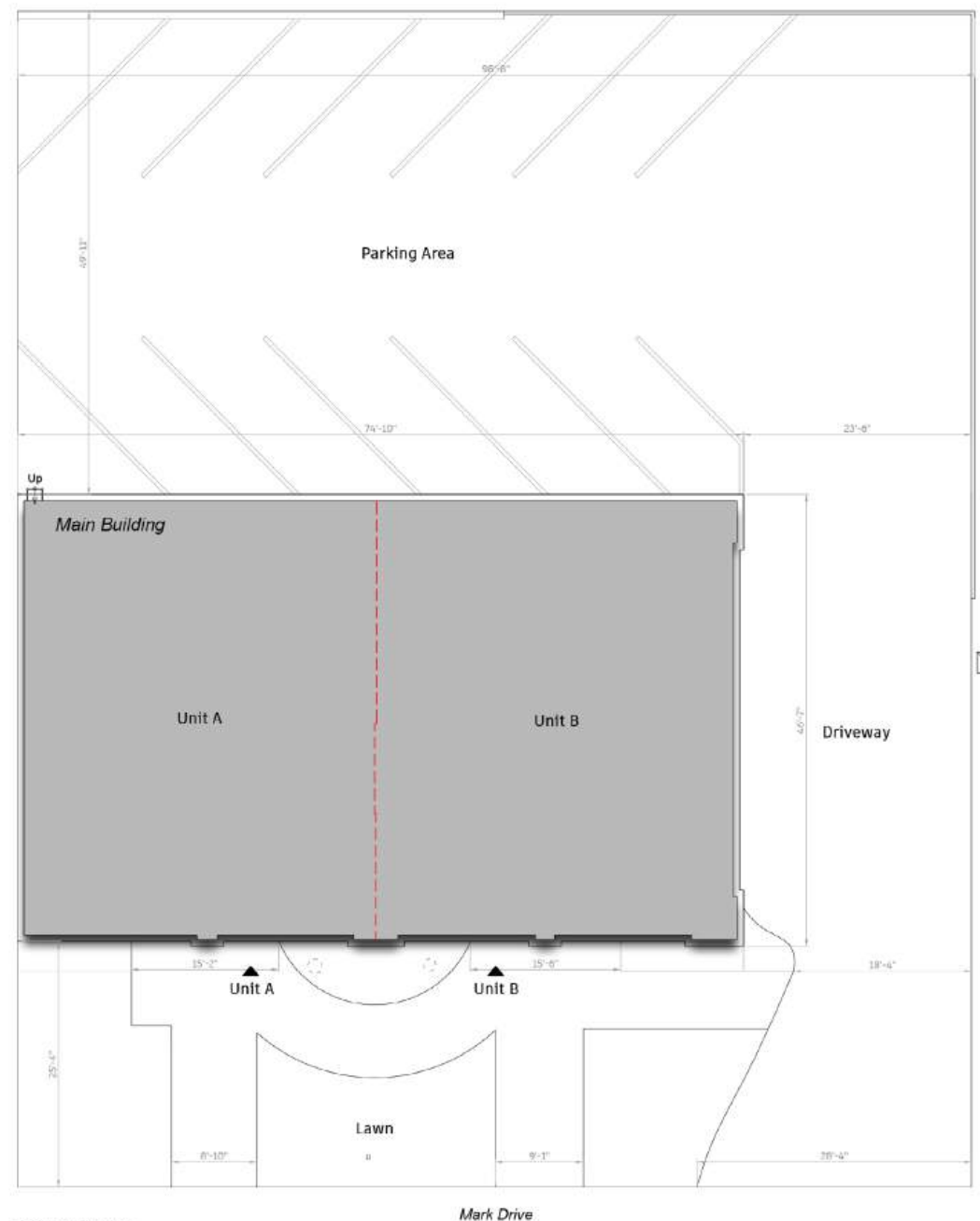
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AS BUILTS



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SITE PLAN



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INTERIOR PHOTOS



54 MARK DRIVE

AERIAL MAP



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AERIAL MAP





FOR MORE INFORMATION, CONTACT:

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