FOR SALE | 3,874 SF Mission District Commercial Condo | $ 775,000

566 South Van Ness Avenue

San Francisco, CA 94110

DeRose & Appelbaum
Commercial Real Estate Services

Office: (415) 781-7700

Shannon Mackey
Cell (415) 767-6020
sm@deroseappelbaum.com

Santino DeRose
Cell (415) 336-0151
sd@deroseappelbaum.com

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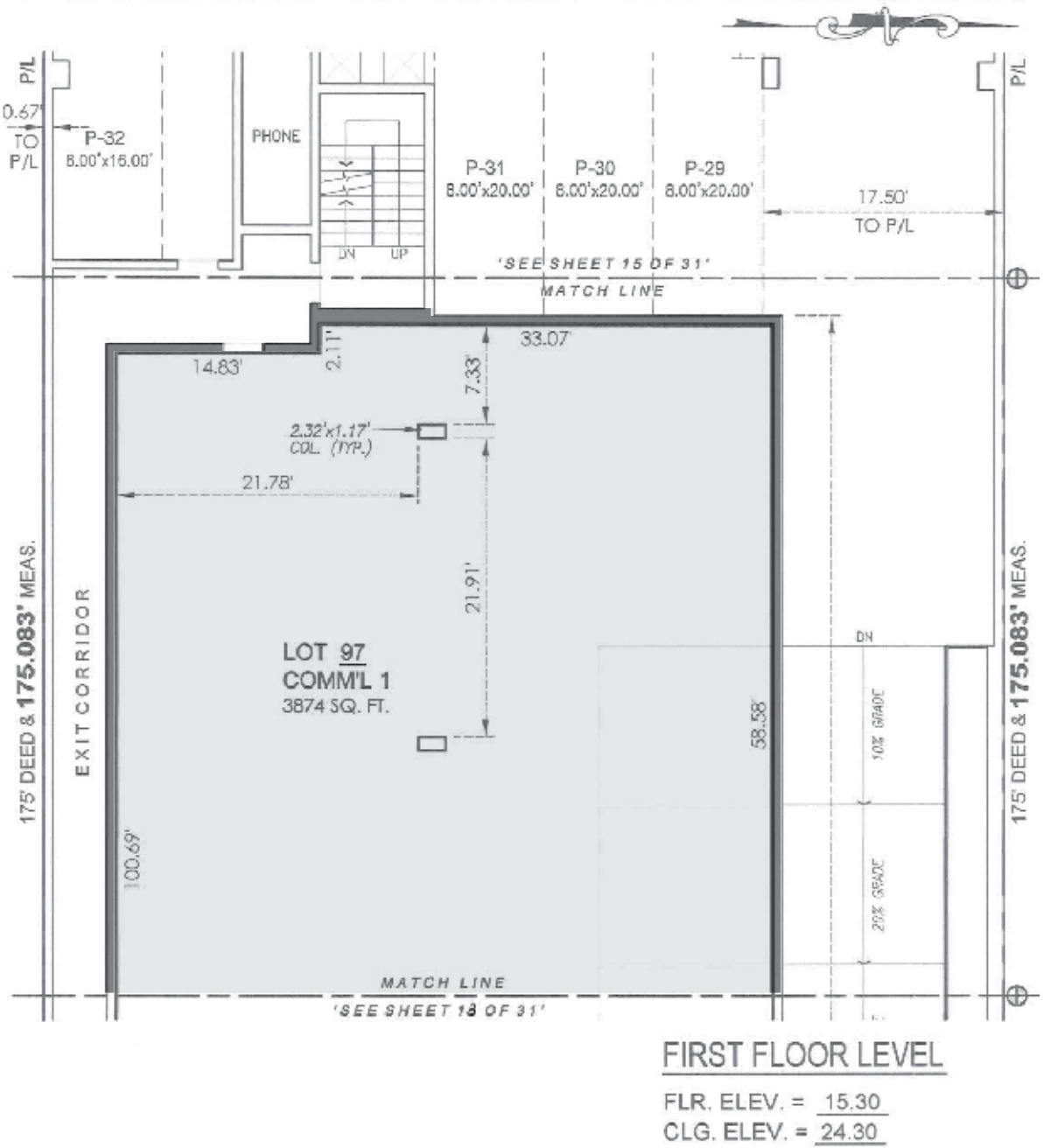

FIRST FLOOR LEVEL

FLR. ELEV. = 15.30

CLG. ELEV. = 24.30

- $ 775,000
- +/- 3,874 SF
- 2 Blocks from BART
- Prime Mission block between 16th & 17th Streets
- Separately Metered Utilities
- Nearby businesses include Four Barrel Coffee, Mission Bowling, Flour & Water, Wells Fargo, and more!

Floor Plan

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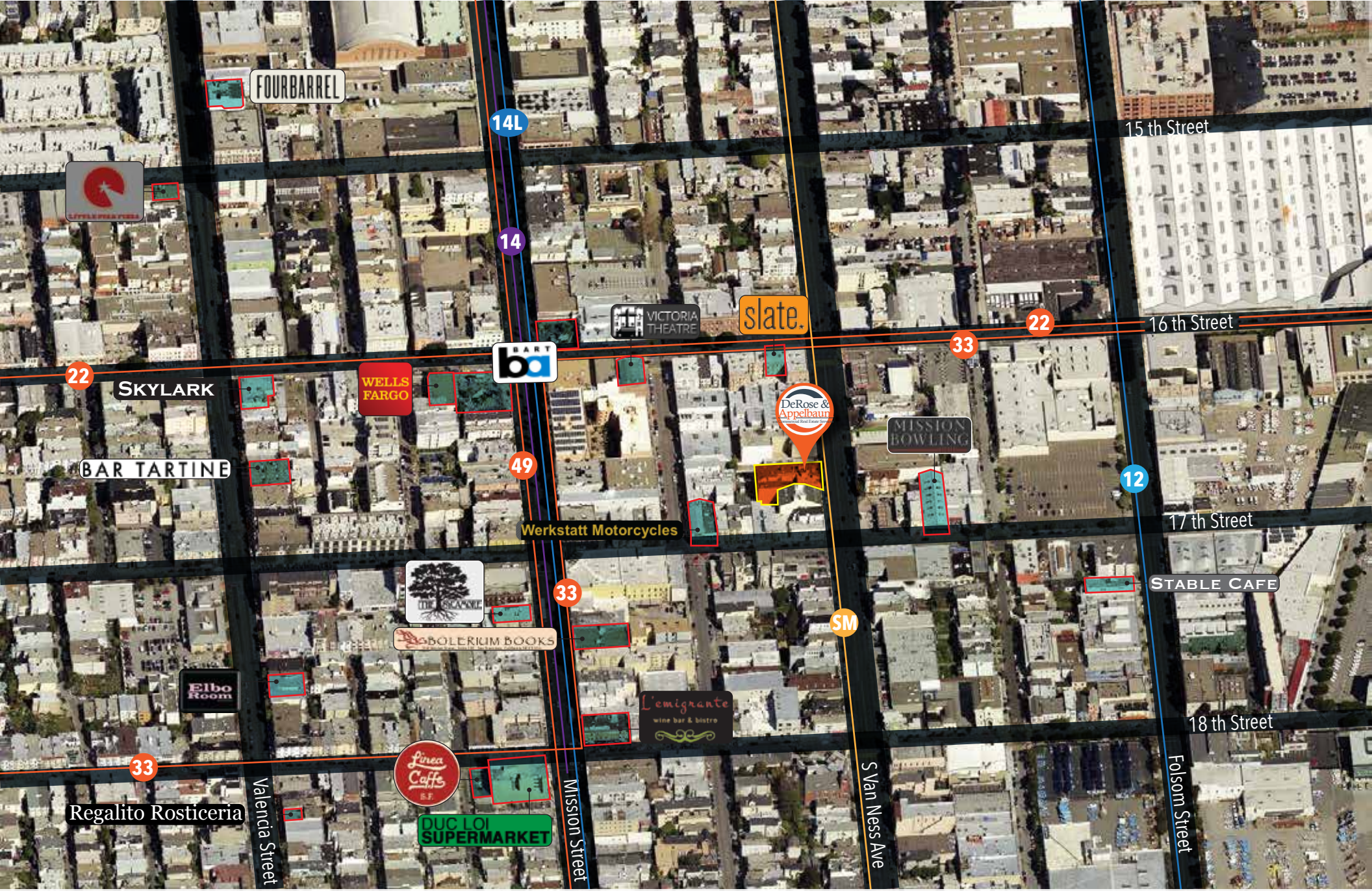

Points of interest

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FROM THE SAN FRANCISCO PLANNING CODE
SECTION 843: UMU – URBAN MIXED USE DISTRICT.

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and night-time entertainment. Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the upper floors of multiple story buildings. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in this Section and in the General Plan.

Retail Sales and Services

843.45	All Retail Sales and Services which are not listed below	§§ 890.104, 890.116, 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1. P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use.
843.46	Formula Retail	§§ 303.1, 843.45	C. If approved, subject to size controls in Section 843.45.
843.47	Ambulance Service	§ 890.2	C
843.48	Self-Storage	§ 890.54(d)	NP
843.49	Tourist Hotel	§ 890.46	NP
843.51	Gyms	§§ 218(d), 803.9(i)	P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use. Not subject to 3:1 ratio, per Sec. 803.9(i).

Assembly, Recreation, Arts and Entertainment

843.55	Arts Activity	§ 102.2	P
843.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	P
843.57	Adult Entertainment	§ 890.36	C
843.58	Amusement Arcade	§ 890.4	P
843.59	Massage Establishment	§ 890.60	NP
843.60	Movie Theater	§ 890.64	P, up to three screens
843.61	Pool Hall not falling within Category 890.50(a)	§221(f)	P
843.62	Recreation Building, not falling within Category 843.34	§ 221(e)	P

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Office

843.65	Office Uses in Landmark Buildings	§§ 890.70, 803.9(c)	P
843.65A	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114	Subject to vertical control of Sec. 803.9(h). P on the ground floor when primarily open to the general public on a client-oriented basis.
843.66	All Other Office Uses	§§ 803.9(h), 890.70, 890.118	Subject to vertical control of Sec. 803.9(h)
843.67	Live/Work Units	§ 233	NP

Industrial, Home, and Business Service

843.78	Wholesale Sales	§ 890.54(b)	P
843.79	Light Manufacturing	§ 890.54(a)	P
843.80	Trade Shop	§ 890.124	P
843.81	Catering Service	§ 890.25	P
843.82	Business Goods and Equipment Repair Service	§ 890.23	P
843.83	Business Service	§ 890.111	P
843.84	Commercial Storage	§ 890.54(c)	P
843.85	Laboratory, life science	§890.53	NP
843.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53	P
843.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P

Other Uses

843.90	Mortuary Establishment	§ 227(c)	NP
843.91	Animal Services	§ 224	P
843.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
843.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
843.94	Internet Services Exchange	209.6(c)	NP
843.95	Public Transportation Facilities	§ 890.80	P
843.96	Open Air Sales	§§ 803.9(c), 890.38	P
843.97A	Open Recreation	§ 209.5	P
843.97B	Neighborhood Agriculture	§ 102.35(a)	P
843.97C	Large-Scale Urban Agriculture	§ 102.35(b)	C
843.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

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