

# SAN MATEO MIXED-USE BUILDING FOR SALE

40-46 37th Ave., San Mateo, CA 94403



## SUMMARY

A 3-unit mixed-use building consisting TWO ground floor commercial units & ONE upper floor residential unit  
Affordable residential/commercial units to own, ideal for owner user or investors  
Located at the busy corner of 37th Ave. and El Camino Real; Close to Hillsdale Shopping Center

## HIGHLIGHTS

- \* Motivated seller
- \* Long term tenants on month-to-month basis
  - Former deli space available for lease: 1,200 SF
  - Dana's Flower Basket
- \* Total space: 4,585 SF
- \* Asking price: \$240/SF
- \* Total asking price: \$1,100,000
- \* Below market rate



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