

401

CLEMENT STREET

SAN FRANCISCO, CA 94118

ICONIC ICE CREAM  
PARLOR & CAFE FOR  
SALE IN HEART OF  
INNER RICHMOND  
DISTRICT

NOW AVAILABLE

±1,017 SF

TAKE VIRTUAL TOUR HERE!



INCORPORATED | EST. 1922

**JONATHAN BLATTEIS**  
**415.981.2844**

DRE #00812015  
jb@brsf.co



This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

## PLEASE CALL FOR PRICE

SIZE:

**±1,017 SF** *Total*

**±657 SF** *Ground Floor*

**±360 SF** *Basement*

BUSINESS OPPORTUNITY



## NOW AVAILABLE FOR SALE

Blatteis Realty is pleased to offer this incredibly rare business opportunity in one of San Francisco's most quaint neighborhoods. For nearly 40 years Toy Boat has been an anchor at it's corner location of Clement & 5th with a loyal following among its patrons. Countless articles have praised it's service and atmosphere and "remains well known for its locally-produced ice cream and vibrant display of 80's collectibles." (Double Rainbow Gourmet Ice Cream)

### KEY HIGHLIGHTS:

- Legacy Business Certified by San Francisco Small Business Commission
- Sliding Glass Windows
- Plenty of Foot & Vehicle Traffic
- Abundant Natural Lighting
- Inventory Includes Coffees, Teas, Specialty Milk (Soy, Oat, Almond), Torani Bottles, Cases of Soft Drinks, Cans of Hot Fudge, & More
- FF&E Included



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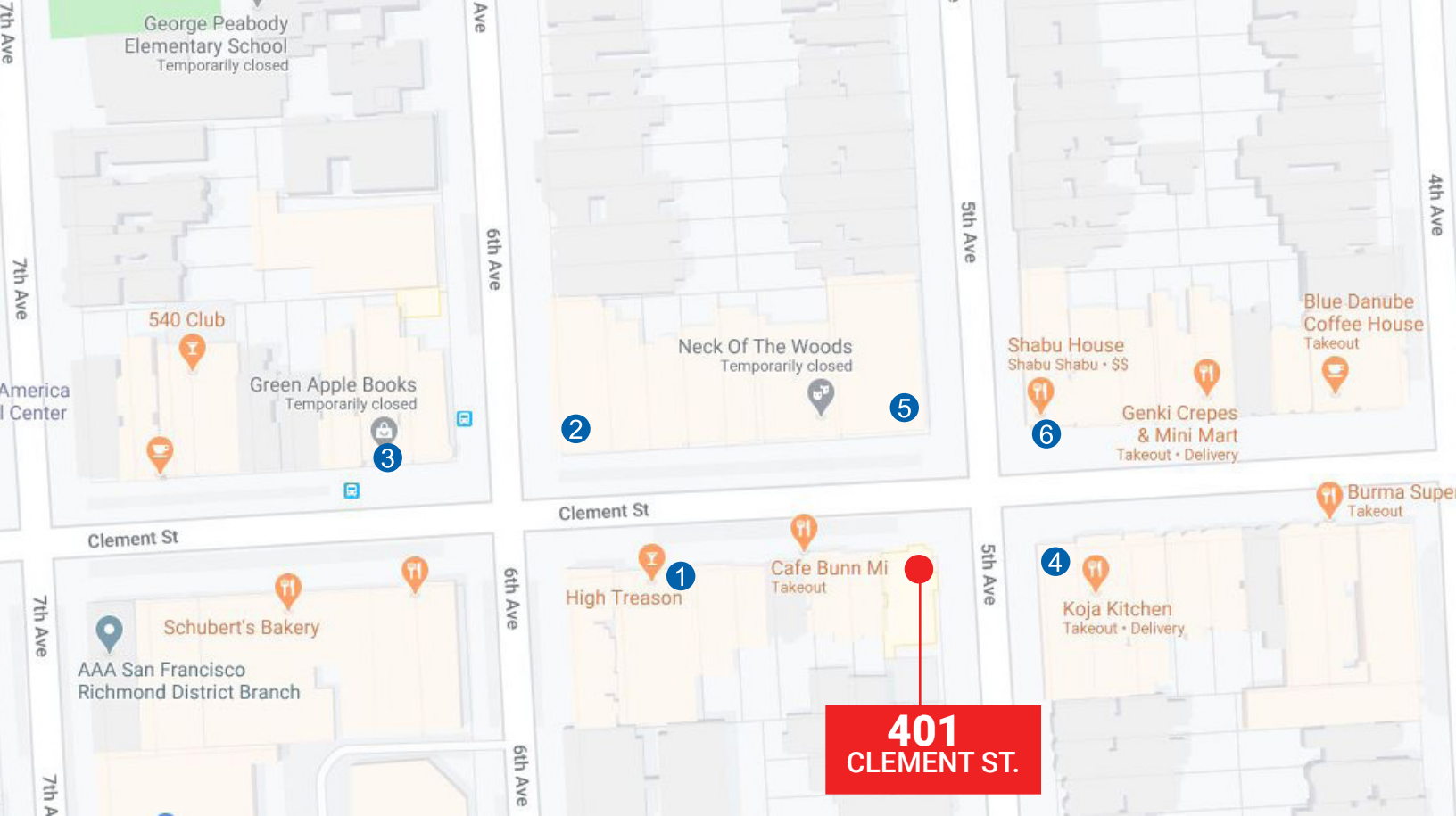


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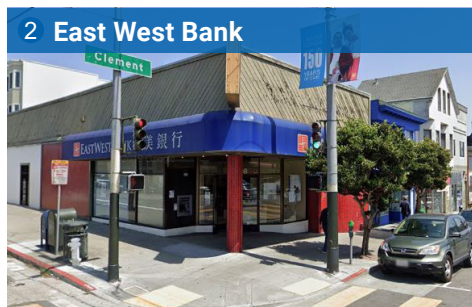


## POPULAR NEARBY TENANTS

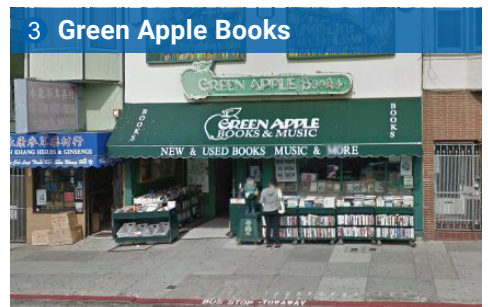
Popular Nearby Tenants



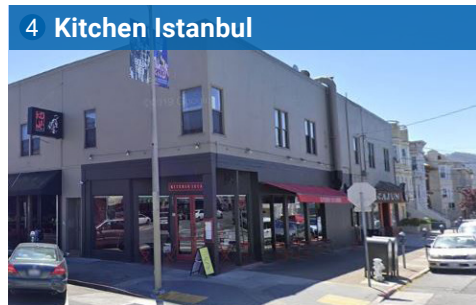
1 The Bitter End



2 East West Bank



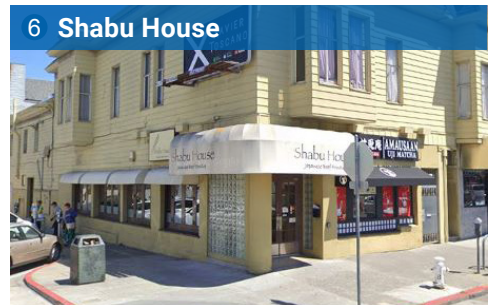
3 Green Apple Books



4 Kitchen Istanbul



5 Lein Hing Supermarket



6 Shabu House



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