

# 1903-1905 Berkeley Way



## FOR SALE

### DOWNTOWN/NORTH BERKELEY INVESTMENT OPPORTUNITY – TWO THERAPY BUILDINGS

#### SIZE

3,650± sq. ft.

#### OFFERED AT

\$1,650,000.00

#### LOCATION

1903 & 1905 Berkeley Way  
just off MLK Jr. Way

#### PROPERTY HIGHLIGHTS

- Two therapy buildings
- 11 tenants spaces total
- All tenants Mth. to Mth.
- Below market rents
- Long history as therapy facility
- Parking & garage
- Waiting rooms
- Outside patio in rear
- Near Trader Joes and downtown shops and restaurants.
- Short walk to BART Station
- APN 057-2058-11
- Zoning: R-2A
- Parcel Size 5,580 sq. ft. (45' x 124')



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