

2198 Sixth Street



FOR SALE

WEST BERKELEY OFFICE BUILDING

SIZE

±5,050 sq. ft. bldg.
4,000 sq. ft. parcel
(40' x 100')

OFFERED AT

\$1,767,500.00
\$350.00/sq. ft.

PROPERTY HIGHLIGHTS

- Two-story office building that will be delivered vacant
- Ideal for owner/user with SBA Loan or Investor
- Can accommodate a single user or separate floor tenants.
- 5 + offices on each floor
- 2 ADA bathrooms on each floor
- Separate entries
- Some parking
- Zoning MUR Mixed Use Residential
- Previous use has been office
- Short walk to BART Shuttle route, and Fourth Street shops and restaurants
- Available December 1, 2020

LOCATION

2198-6th Street/815 Allston Way
Berkeley, CA 94710

**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

John Norheim

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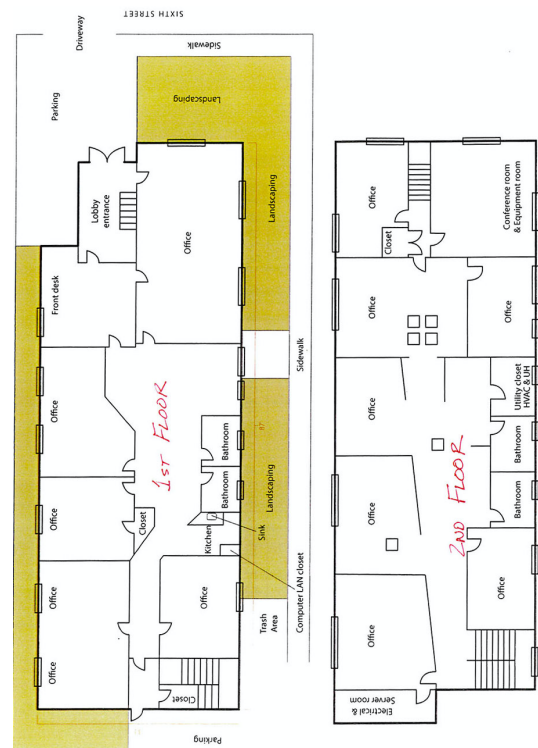
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