

## **FOR SALE**

# WEST BERKELEY FOURTH STREET OFFICE/COMMERCIAL PROPERTY

#### PROPERTY HIGHLIGHTS

- 4 tenant spaces, 3 spaces will be delivered vacant at COE
- Current uses include 3 office spaces, and 1 space used for body work
- 5 car parking in rear
- Spaces are separately metered
- M.U.L.I. Zoning Mixed Use Light Industrial
- Ideal for Owner User with SBA financing
- 1 ½ block walk to Fourth Street shops and restaurants

#### **LOCATION**

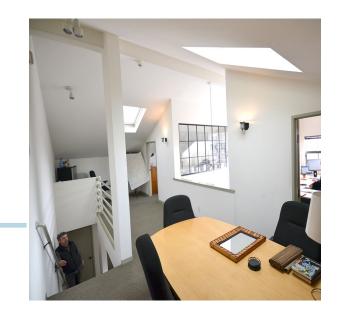
1510-4<sup>th</sup> Street Just North of Cedar Street **OFFERED AT** \$1,900,000.00

SIZE

Building: 4,150± sq.ft.

Parcel: 6,150± sq. ft. 50' X 123'

A.P.N. 59-2317-6



NORHEIM YOST

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