

# 1776-1790 University Ave.



## FOR SALE

### TWO CONTIGUOUS PARCELS – INCOME & MIXED-USE

#### 1776/1782 UNIVERSITY AVE.

##### Front building:

- Single story, mainly open-plan, retail building for owner/user
- Built-in secured jewelry sales room
- Storeroom, kitchenette, and restroom w/shower
- Billboard income
- 35' retail frontage

##### Rear building:

- Quaint 1 bed / 1 bath cottage
- Spacious main room with vaulted ceilings
- Period kitchen and bath
- Original rustic detailing throughout with hardwood floors & fireplace

#### 1790 UNIVERSITY AVE.

- Leased to well established Fellow's Auto Repair - expires 10/2024
- Tenant since 2016
- Three bays and huge yard

Centrally located, Three blocks to downtown and BART, four blocks to UC Berkeley, two blocks to Trader Joe's. Tons of apartments and small businesses within walking distance. Walk score 97/Bike score 99

#### LOCATION

1776/1782  
& 1790  
University Ave.

#### OFFERED AT

1776/1782: \$1,000,000  
1790: \$900,000  
Total asking: \$1,900,000  
(will not sell the shop  
without selling  
mixed-use bldg)

#### SIZE

1776/1782 University Ave. - Mixed Use  
Retail Bldg.: 1,564 SF  
Cottage: 855 SF  
Lot: 4,500 SF

1790 University Ave. - Leased Investment  
Shop Bldg: 1,920 SF  
Yard: 3,080 SF  
Lot: 5,000 SF



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## PROPERTY HIGHLIGHTS

## 1776-1790 UNIVERSITY AVE.

1776



1782



1790

