



## FOR SALE

### ARCHITECTURAL GEM – LIVE/WORK LOFT

#### LOCATION

2512 Ninth St. #4  
Berkeley

#### OFFERED AT

\$1,050,000

#### PROPERTY HIGHLIGHTS

- 1 Bed / 1 Bath
- Two level, open plan plus bonus room
- New roof deck with outdoor shower
- Refinished floors
- Appliances + in-unit laundry
- Hydronic heating
- Wood and steel construction
- Low ±\$243/mo. HOA fee
- Walk to Café Chiave, Standard Fare, Berkeley Bowl West, Rare Barrell
- MLS# 41022505

#### SIZE

±1,320 sq. ft. (not verified)



**NORHEIM  
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## PROPERTY HIGHLIGHTS

