



# FOR SALE

## COMMERCIAL CONDOMINIUM RETAIL/OFFICE/PROFESSIONAL SERVICES

### SIZE

±1,250 sq. ft.

### OFFERED AT

\$729,000

### LOCATION

2808 Adeline St. Unit 1

### PROPERTY HIGHLIGHTS

- Spacious ground floor unit
- Large open Plan
- Private office, kitchenette, restroom
- Polished Concrete Floors
- Exclusive-use front patio
- Award winning green design
- Mixed-use project completed in 2000
- Four Condos in HOA
- \$230/mo. HOA fee
- Walk score 89 / Biker's paradise 100
- Berkeley Bowl and BART walkable
- "CS-A"" zone allows for "live-work" conversion



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## 2808 Adeline St. Unit 1

This is one of four condominiums designed by award winning Leger Wanaselja Architecture. The project consists of two residential and two commercial condominiums. Unit 1, is on the ground floor and is generally open plan with high ceilings, great natural light, a private office, a kitchenette, one private restroom, and polished concrete floors. Located directly across the street from The Berkeley Bowl and a few blocks to Ashby BART. This South Area Commercial zone (C-SA) provides for a multitude of permitted uses including retail, office, and professional services.

