

3300 Adeline St.

FOR SALE

POTENTIAL DEVELOPMENT/OWNER-USER PROPERTY IN BERKELEY'S OPPORTUNITY ZONE

PROPERTY HIGHLIGHTS

- Located in the Opportunity Zone.
- C-SA Zoning allows for Residential/Mixed Used Developments up to three stories (36 feet).
- Great owner/user opportunity
- Situated visibly at the intersection of Adeline and Alcatraz with 65,000 daily traffic count.
- 1/3 of a mile from Ashby Bart with Walk Score of 87 (Very Walkable) and Bike Score of 95 (Biker's Paradise)
- Plenty of free two-hour parking directly in front of the building
- Currently grosses \$92,784.00 annually.

LOCATION

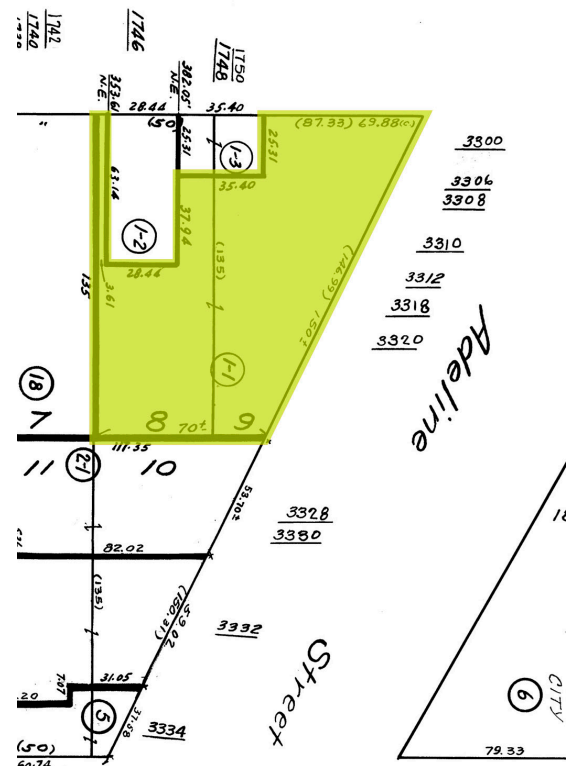
3300 Adeline St.
Berkeley

OFFERED AT

\$2,500,000.00.
~~\$2,850,000.00.~~

SIZE

Building Size: ±8,650 sq. ft.
Lot Size: ±11,335 sq. ft.



**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

Colby Katz

BRE# 01949015

ck@noryost.com

510-527-3400 x15

All information furnished herein was provided by sources deemed reliable, but no representation is made or implied as to the accuracy thereof.

3300 Adeline St. Berkeley

PROPERTY HIGHLIGHTS

- Includes five retail storefronts
- One 3,500± sq. ft. space held open for potential owner/user.
- Tenant mix includes yoga, salons, and non-profit office.
- 148' of frontage on Adeline St.
- Excess lot allows for potential yard or additional building envelope.
- Plenty of free two-hour parking directly in front of the building

