

## FOR SALE or LEASE

WEST BERKELEY RETAIL BUILDING WITH DEVELOPMENT POTENTIAL

## **PROPERTY HIGHLIGHTS**

- ±6,276 sq.ft. Building
- Large open floor plan
- 43' wide clear space bow trusses
- 17'-6" high to bottom of trusses
- Mezzanine
- Skylights
- Poured-in-place concrete building
- Restroom
- Rear yard space
- AC Transit
- Busy San Pablo Ave. (Hwy 123)

\*Note: All square footages are approximations. Disclosure package available upon request.



732 Addison Street Suite "C" Berkeley, CA 94710

## **Steve Smith** BRE# 01330154 ss@noryost.com 510-527-3400 x12

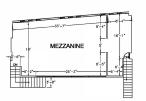
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**SIZE \*** Bldg: ±6,276sq.ft. Parcel: ±6,404 sq.ft. (public) OFFERED AT \$1,995,000.00 REDUCED SALE: \$1,595,000 LEASE: \$1.35/sq.ft.

## LOCATION

2009 San Pablo Ave., Berkeley, CA 94710



SAN PABLO AVE

