



FOR SALE

WEST BERKELEY COMMERCIAL BUILDING A VERY UNIQUE PROPERTY

PROPERTY HIGHLIGHTS

- Approximately 18,300 sq.ft. two story concrete and glass block building
- Multi-tenant building ± 20 spaces
- Property to be delivered vacant
- Building has had many uses in the past
- Body work, office, therapy, meeting facility
- 3 residential units (non permitted)
- Sprinklered
- Heavy power
- Elevator
- Zoning R-1A limited two family residential
- APN# 056-1941 022-02

SIZE

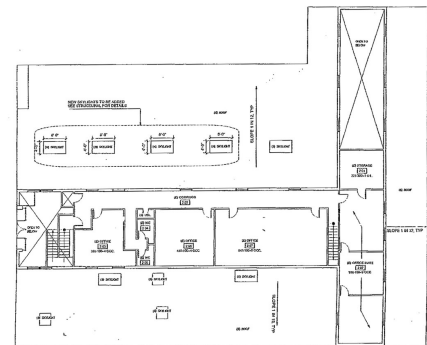
$\pm 18,300$ sq. ft. BLDG
 $\pm 15,600$ sq. ft. PARCEL

OFFERED AT

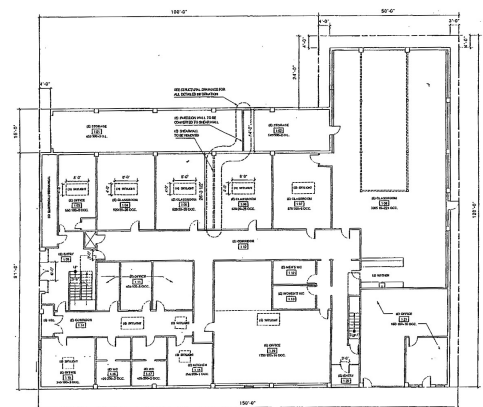
\$2,975,000.00

LOCATION

830 Bancroft Way, Berkeley
at S/E corner of Sixth Street



Existing 2nd Floor Plan / 1st Floor Roof Plan
Scale: 1/8" = 1'-0"



Existing 1st Floor Plan
Scale: 1/8" = 1'-0"

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