



# FOR SALE

## ENTITLED WEST BERKELEY CONDO PROJECT 5-UNIT RES./1-UNIT COMM.

This newly permitted project is perfect for a small builder type. It consists of five residential units and one small commercial unit...which could be combined with the ground floor residential unit for a live/work scenario.

- 5 Residential Condominiums
- 1 Small Commercial Condo
- Economically designed for low construction costs
- Three stories
- No parking required
- Average local Condo sales  $\pm$ \$800 sq.ft.
- Located next door and across the street from two recently completed housing developments, the 41-unit Bloom Berkeley condos and the 23-unit Grayson Apartments by SAHA. The average price per square foot for 2 bedroom condos is  $\pm$ \$805.
- Existing on site currently is a 2 bedroom/1 bathroom California bungalow style residence in excellent condition.

Please contact us for confidential project information.

**NORHEIM  
& YOST**

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### SIZE

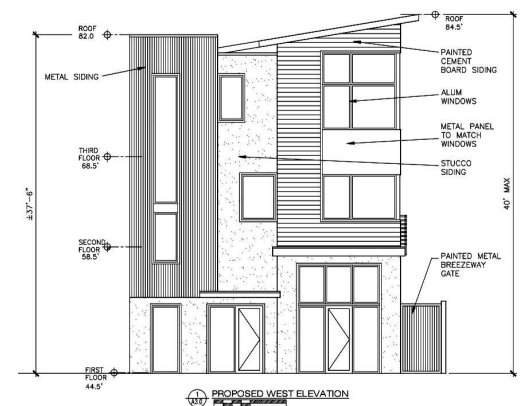
Lot: 4,076 sq. ft.  
Project: 7,795 sq.ft.

### OFFERED AT

~~\$975,000.~~  
**REDUCED**  
**\$799,000.**

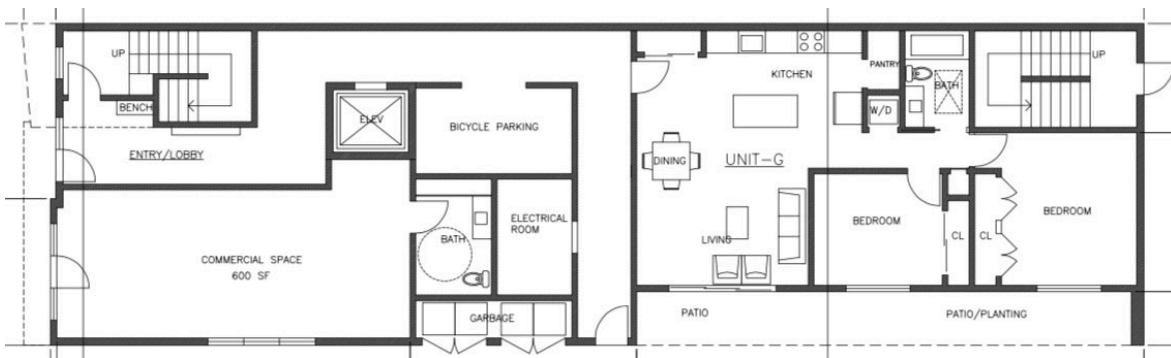
### LOCATION

2795 San Pablo Ave.  
Between Dwight Way and Ashby Avenue

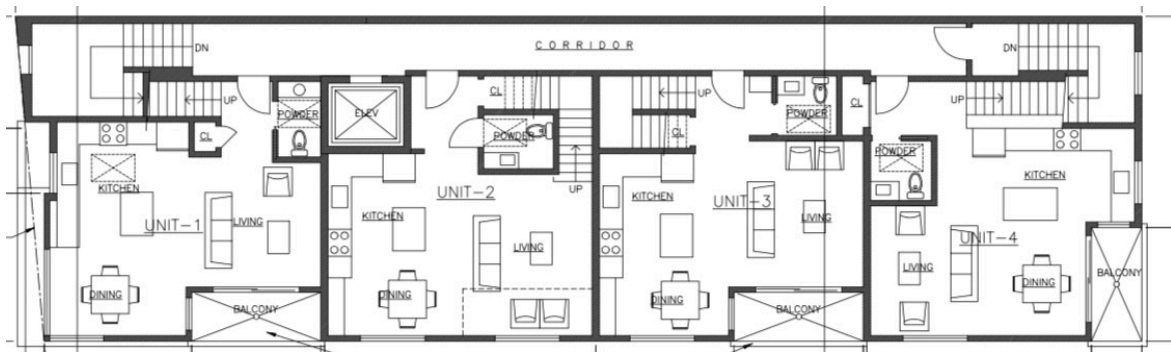


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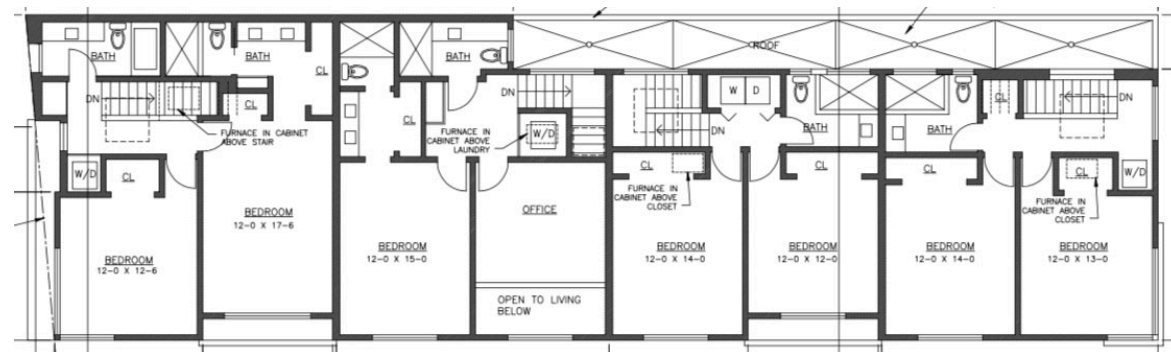
# PROPERTY HIGHLIGHTS



**Ground Floor**



**2nd Floor**



**3rd Floor**