



# FOR SALE

## MIXED-USE FIXER WITH TWO BUILDINGS! Commercial + Residential Potential

### PROPERTY HIGHLIGHTS

- Separate side access to rear building and yard
- Commercial West Berkeley (C-W) zoning
- Walk score 93, Bike score 95

### FRONT BUILDING (2362)

- Single-story, wood framed
- Kitchenette, Restroom

### REAR BUILDING (2364)

- Two-story, Brick & wood framing
- Kitchen, Full bath
- Potbelly stove

### LOCATION

2362 San Pablo Ave.  
Berkeley

### OFFERED AT

\$795,000

### SIZE

Front Building: ±1,525 sq. ft.  
Rear Building: ±845 sq. ft.  
Lot: 3,380 sq. ft.



**NORHEIM  
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