

917 The Alameda



FOR SALE

DENTAL AND THERAPY OFFICE IN NORTHBRAE

LOCATION

917 The Alameda,
Berkeley

OFFERED AT

\$1,695,000

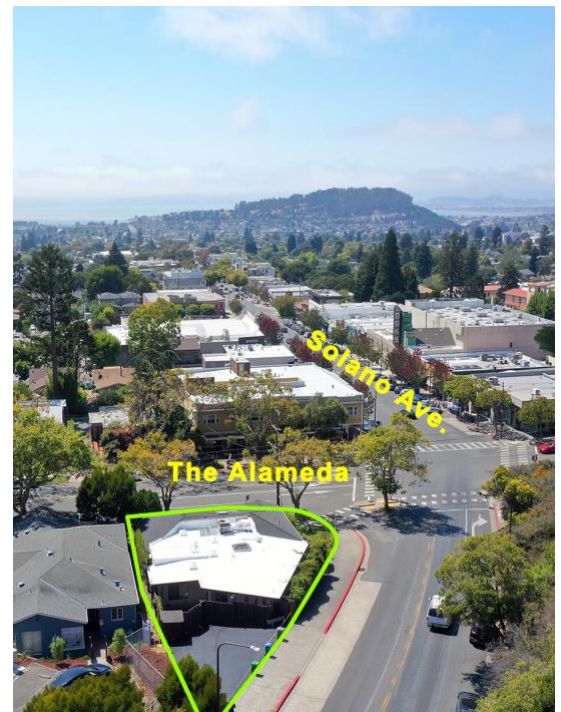
PROPERTY HIGHLIGHTS

- Prime Berkeley commercial property is an exceptional owner/user opportunity or investment
- Dual-income design configured as a high-production dental wing and a private four-suite therapy wing
- The ideal layout for a dental practitioner looking to occupy a premier space while generating immediate passive income, or for an investor seeking a high-demand medical and wellness asset
- Excellent visibility at the top of the Solano Ave. retail district including the famed annual Solano Stroll street fair
- Walk to numerous shops and restaurants, Andronico's Market, gyms, banks, and salons
- Across the street from Indian Rock Path for fresh air, exercise, and fabulous views
- Skylights throughout
- ±Five off-street parking spaces and plenty of metered parking
- Dental suite delivered vacant

SIZE

±2,755 sq. ft. Building

±4,837 sq. ft. Parcel



**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

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John Norheim

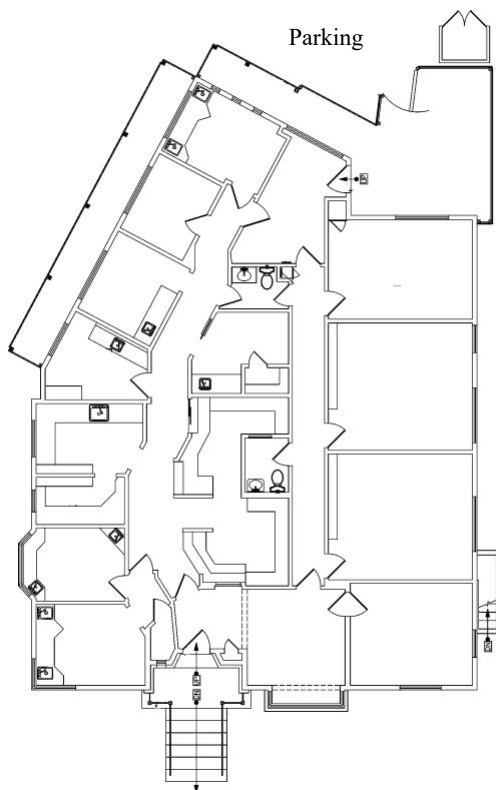
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The Dental Wing (Approx. 1,734 Sq. Ft.)

Designed for maximum clinical efficiency and patient comfort, this spacious suite features:

- **Five treatment rooms** bathed in natural light
- Dedicated **X-ray room, lab/milling room**
- Welcoming, professional **reception area**, Patient restroom
- Private **administrative office** for billing and practice management

The Therapy Wing (Approx. 1,021 Sq. Ft.)

Separated from the dental wing by a quiet hallway and private restroom, this section features:

- **Four private therapy suites** ideal for psychotherapy, bodyworkers, or other specialists
- Peaceful **common waiting room**, Restroom

