



# BIG PRICE DROP!

## ±5,329-SF SOLANO AVE BUILDING

### RETAIL • RESTAURANT • FITNESS

1501 Solano Avenue  
Albany California



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LIC# 01949015

**SALE: \$2,700,000**  
**[WAS \$3,120,000]**  
**RESTAURANT ALSO AVAILABLE FOR**  
**LEASE: \$12,000 MONTHLY / IG**  
Type 47 liquor license available for  
heavily discounted price: \$25k.

All information herein is offered in good faith and deemed accurate, but not guaranteed. – Dimensions are approximated and must be verified by prospective purchasers.





### Property Highlights:

- High-Profile Corner location across from Safeway at middle of vibrant Solano Ave.
- 2-unit building consisting of a restaurant space and a retail/fitness space (units can be reconfigured to various sizes).
- Units can be delivered 100% leased for investors or partially leased for restaurateur owner/users
- Property includes off-street parking and unattached storage building.
- Building has been seismically retrofitted per City of Albany 1998 requirements.

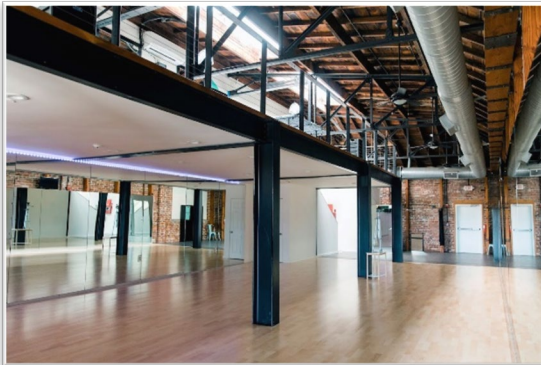
### Restaurant Highlights:

- Features large bar and demonstration kitchen with counter seating.
- Large windows give fantastic natural light throughout the space.
- Additional seating, prep and storage in mezzanine.
- Extra storage in rear building.
- High ceilings with a brick, steel, and natural wood aesthetic.
- Two bathrooms with waiting vestibule.
- Kitchen is fully equipped with Type 1 Hood and walk-in refrigeration.
- Heating and air conditioning.
- Eligible for owner-occupied SBA Loan.
- FF&Es and Type 47 liquor license are not included, but available by separate purchase.
- Current tenant may be willing to sign short-term lease with new buyer.
- ±2,828 SF

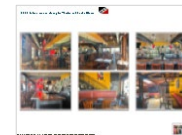


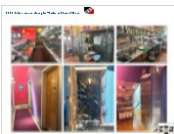
### Fitness Highlights:

- Large open concept with high ceilings, perfect for dance and fitness classes.
- Skylights bring natural light throughout the space.
- Separate fitness or office/meeting space in mezzanine
- High ceilings with a brick, steel, and natural wood aesthetic.
- Large in-unit bathroom.
- Heating and air conditioning.
- Leased to “The Dance Floor” to July 31, 2029. (Inquire with Broker.)
- ±2,501 SF

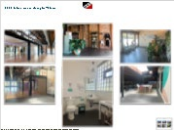


[STREET VIEW WEST](#) [STREET VIEW EAST](#) [OVERHEAD VIEW](#)

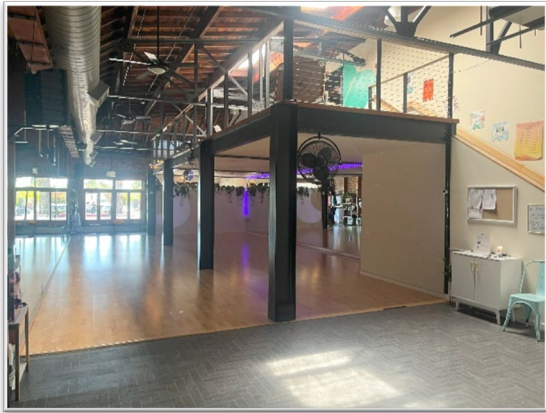
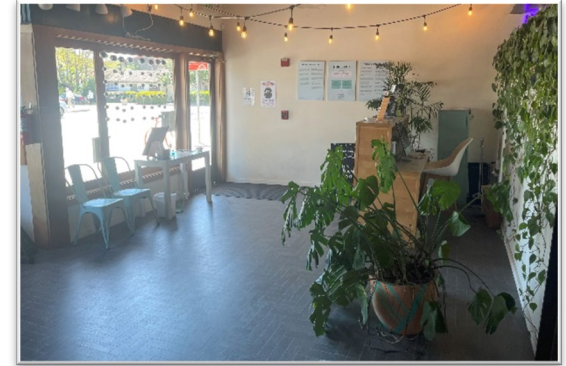
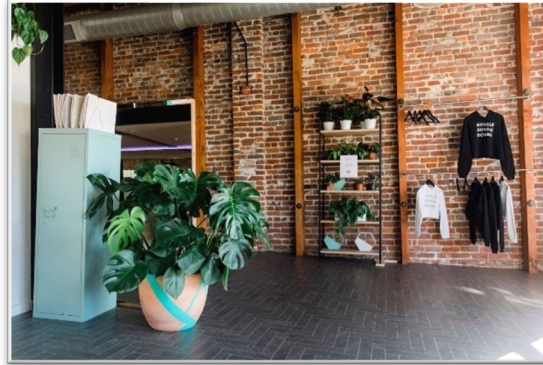
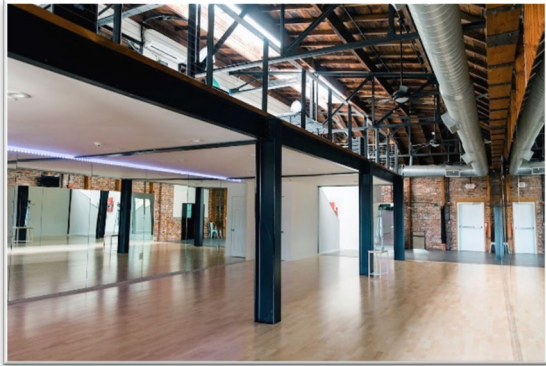














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