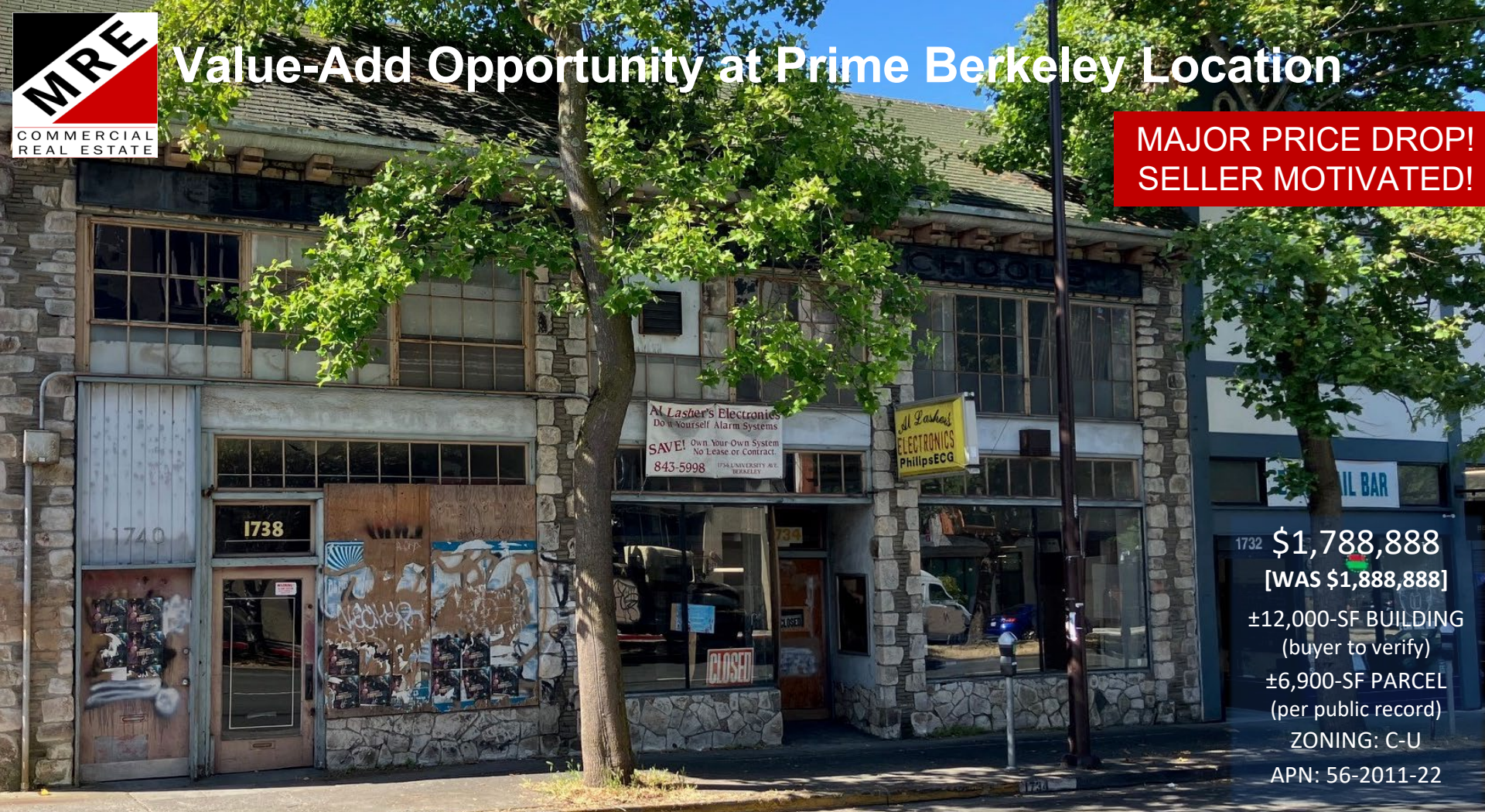




# Value-Add Opportunity at Prime Berkeley Location

**MAJOR PRICE DROP!  
SELLER MOTIVATED!**



1732 **\$1,788,888**  
**[WAS \$1,888,888]**

±12,000-SF BUILDING  
(buyer to verify)

±6,900-SF PARCEL  
(per public record)

ZONING: C-U

APN: 56-2011-22

## 1740 University Avenue Berkeley CA 94703

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### Property Highlights:

- Vacant two-story retail/office building with flexible layout options and high ceilings
- Major value-add opportunity with significant upside potential for any buyer willing to endeavor on the rehab process
- Excellent visibility on major thoroughfare with average daily traffic counts exceeding 36,000 (per CoStar)
- Small outdoor space at rear of the property
- 5 blocks to UC Berkeley Campus
- Walking distance to [Downtown Berkeley BART](#), [UC Theatre](#), [Trader Joes](#), [The Butcher's Son](#), [Sushi California](#), [Rojbas Mediterranean Grill](#), and many [other great dining options](#).

