

FOR SALE

Live/Work Opportunity with Additional Rental Income



12230-12240 San Pablo Ave, Richmond, CA 94805



VIRTUAL WALK-THRU

SCAN HERE

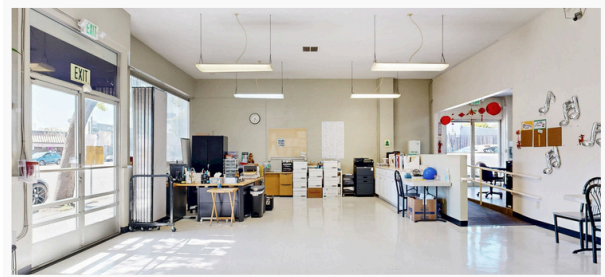
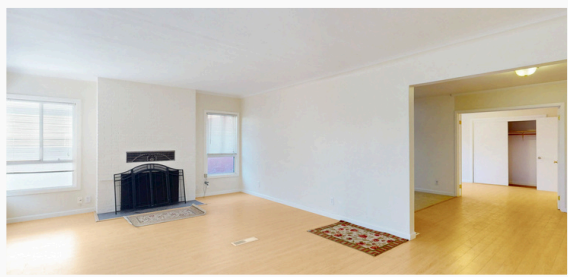


PRICE
\$1,650,000

Size: +/- 8,735 SF

ABOUT THE PROPERTY

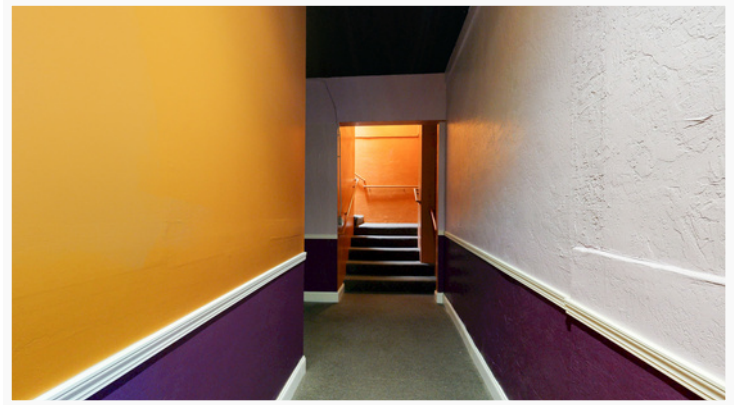
- Three-unit property consisting of two spacious commercial units and one rear residential apartment
- 12240 San Pablo is a commercial space currently leased to a long-term nonprofit tenant, providing stable occupancy and rental income.
- 12230 San Pablo is a commercial space built out for massage use and will be delivered vacant for potential owner/user.
- 12240 San Pablo rear is a residential apartment with 4 bedrooms and 2 baths and will be delivered vacant for a potential owner/user.
- This building benefits from great visibility on major thoroughfare and is only one block to I-80 on/off ramps.



RENT ROLL

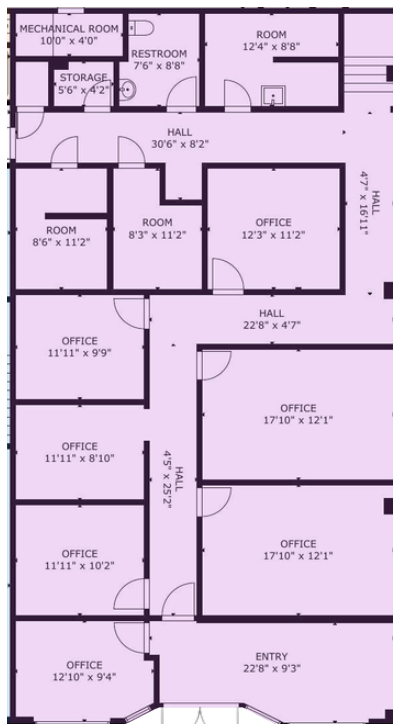
UNIT	APPROX. SIZE (SF)	SPACE TYPE	TENANT	MONTHLY RENT	LEASE EXPIRATION
12230 SAN PABLO AVE	3,152	COMMERCIAL	VACANT	\$-	N/A
12240 SAN PABLO AVE	3,903	COMMERCIAL	VistAbility	\$4,900.00	3/31/2028
12240 SAN PABLO AVE (REAR)	1,680	RESIDENTIAL	VACANT	\$-	N/A

12230 San Pablo Ave

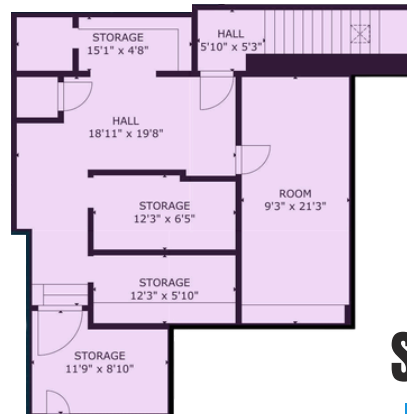


Floor plan

FIRST FLOOR | 2,286 SF



SECOND FLOOR | 866 SF



+/- 3,152 SF
TOTAL

12230

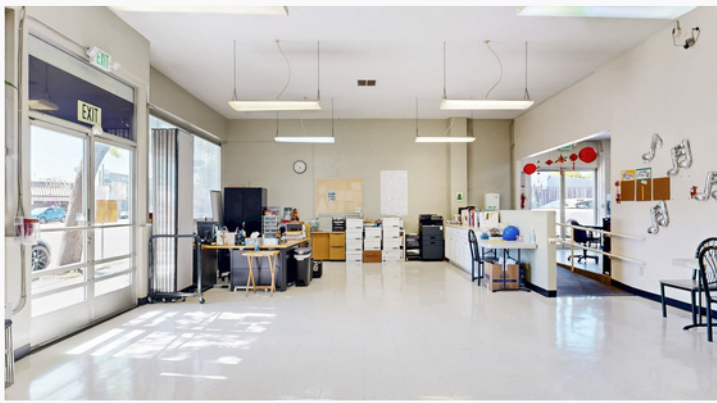
12230

SCAN HERE

TO EXPLORE VIRTUAL TOUR



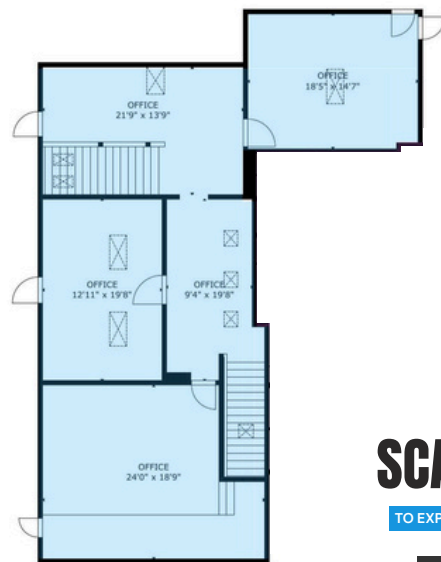
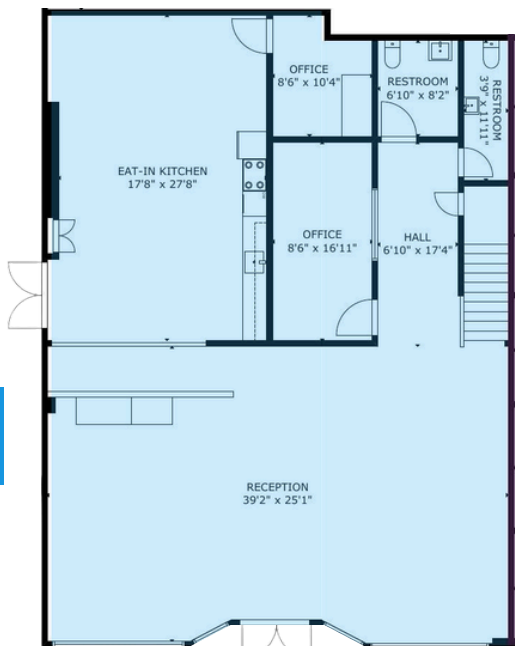
12240 San Pablo Ave



Floor plan

FIRST FLOOR | 2,405 SF

SECOND FLOOR | 1,498 SF



+/- 3,903 SF
TOTAL

12240

12240

SCAN HERE

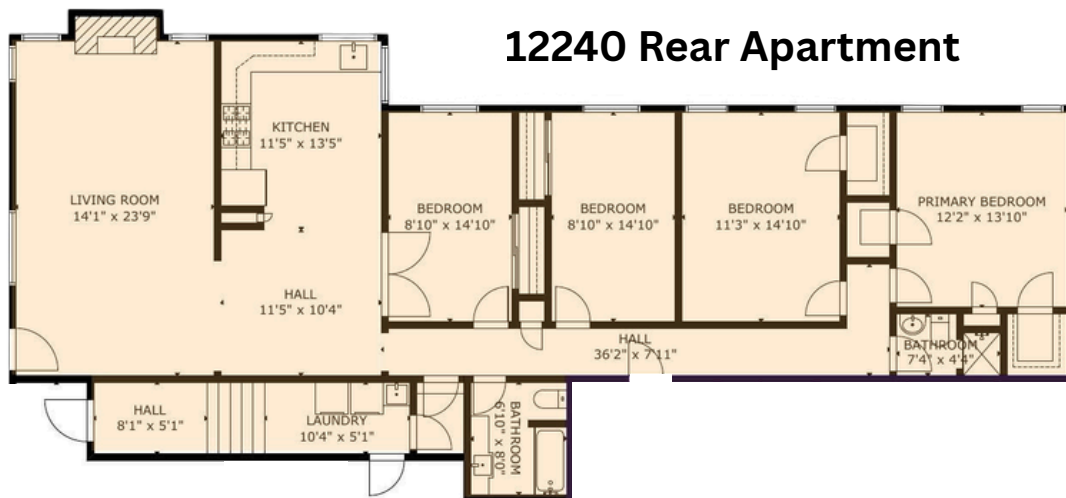
TO EXPLORE VIRTUAL TOUR



12240 San Pablo Rear (Apartment)



Floor plan



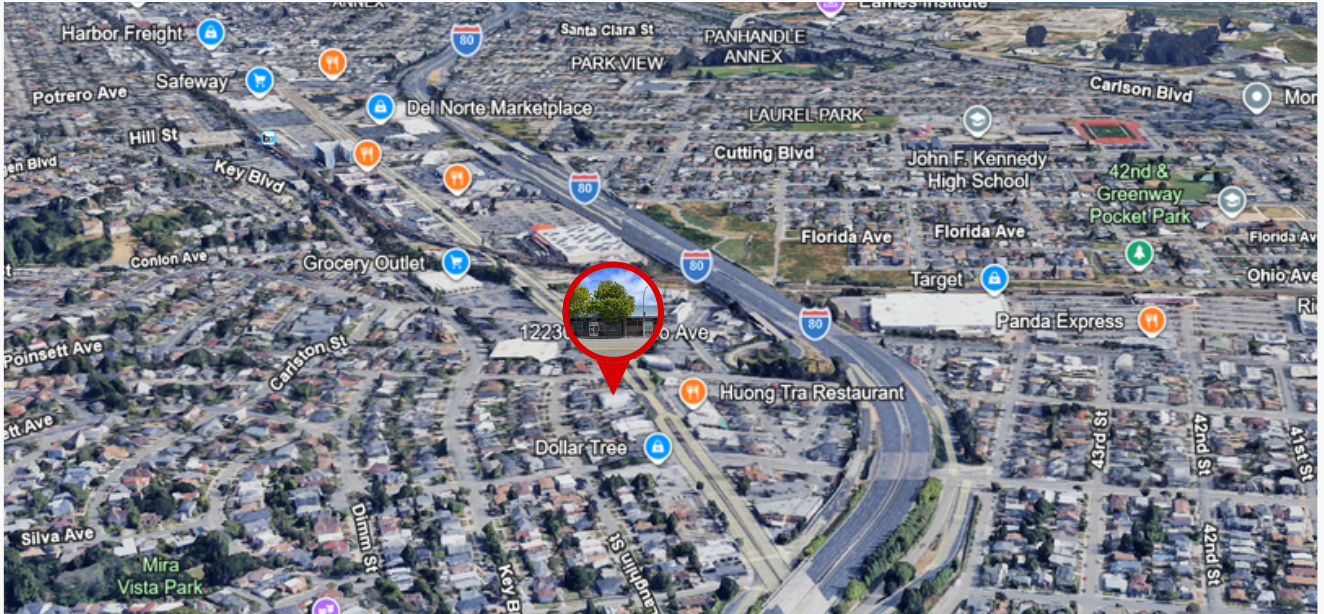
+/- 1,680 SF
TOTAL

SCAN HERE

TO EXPLORE VIRTUAL TOUR



Maps & Location



Surrounding Amenities



Get in Touch with Us



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