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COMMERCIAL

435 VERNON ST

ADAMS POINT | OAKLAND

SINGLE FAMILY + COTTAGE

PROPERTY STATEMENT

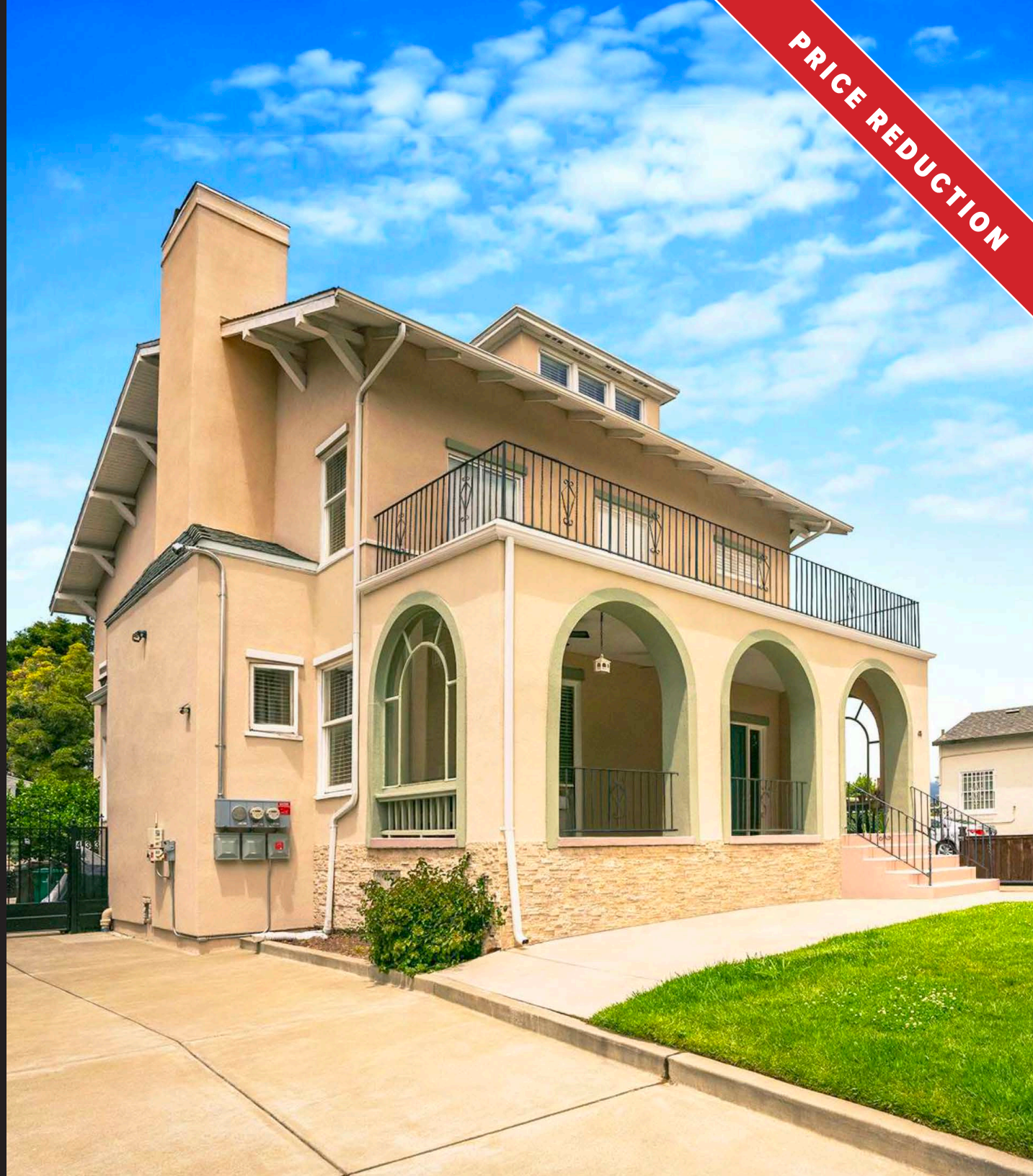
BANK OWNED

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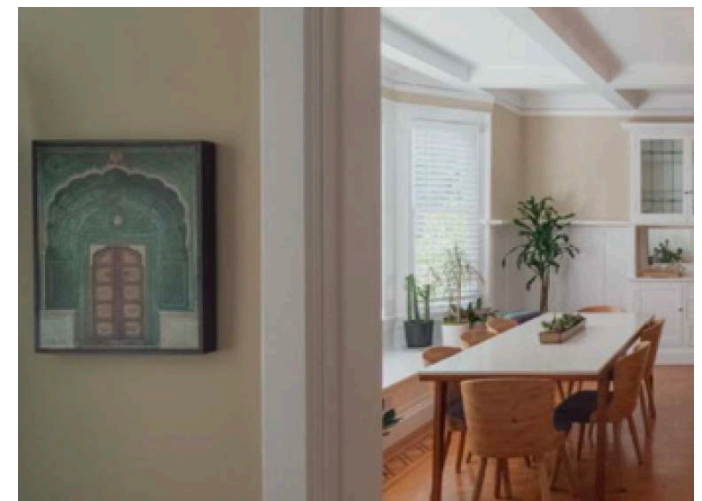
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LISTING PRICE	\$1,700,000
PRICE / SQ FT	\$376

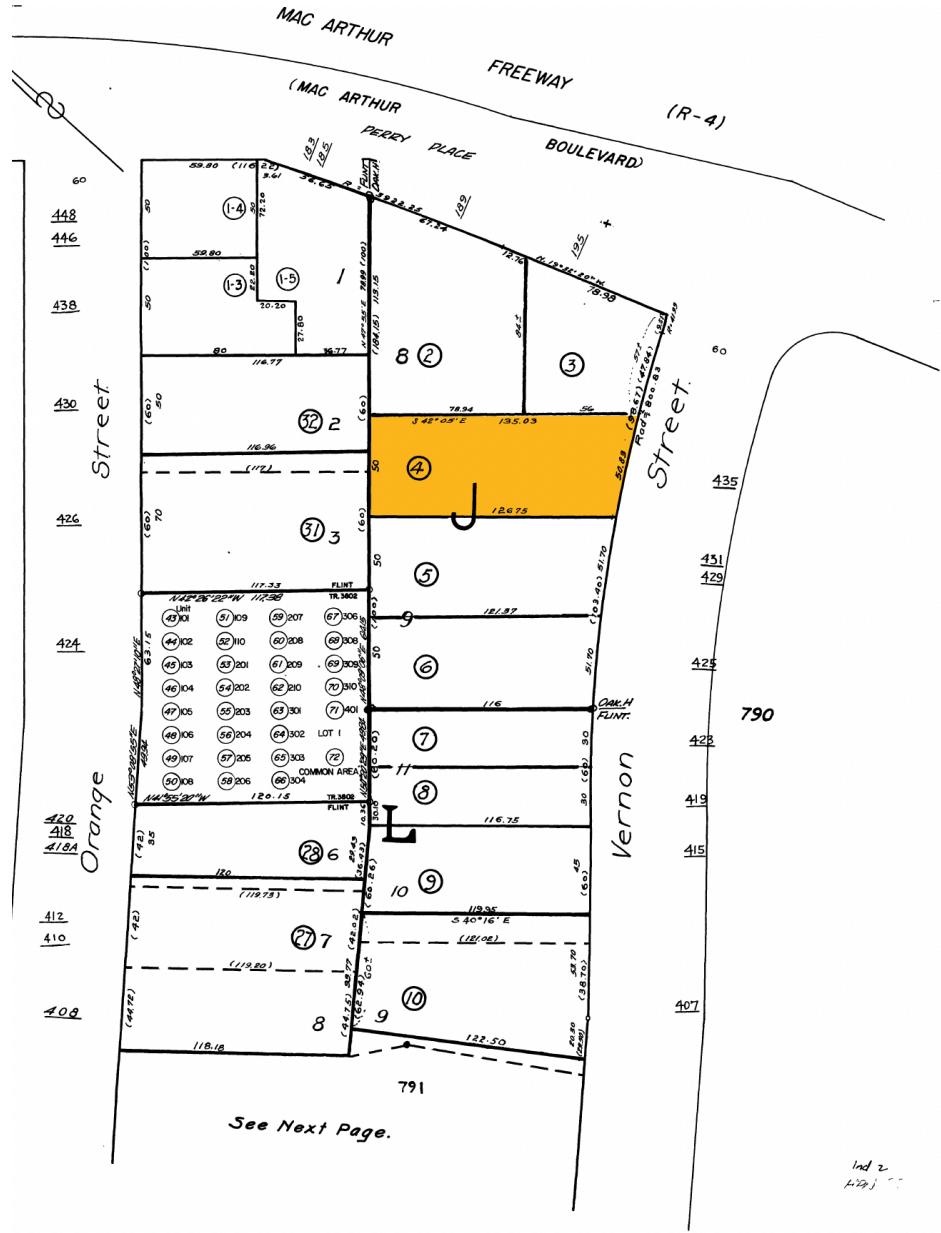
BUILDING SIZE	4,516 SF
PARCEL SIZE	6,545 SF
PARCEL NUMBERS	10-791-4
YEAR BUILT	1914
ZONING	RM-1/S-12
PARKING	2-Car

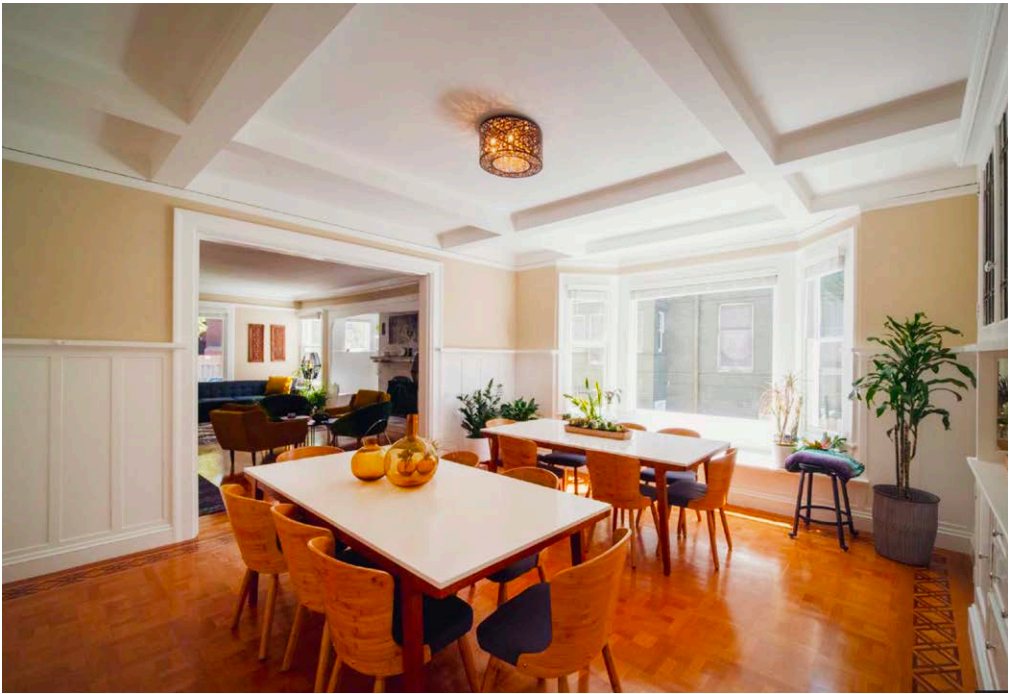
HIGHLIGHTS

- Single-family home + renovated detached cottage
- 10 bedrooms + sunroom
- 6 ½ bathrooms
- Partially furnished
- Delivered vacant
- Solar photovoltaic system
- Security gate + 2 car parking
- Interior features custom tile, hardwood floors
- Renovated kitchen with modern appliances, fixtures and baths
- Situated in Adams Point, close to Lake Merritt, BART and downtown Oakland
- Proximity to shipping, dining and entertainment on Lakeshore Avenue
- Formerly used as co-living space







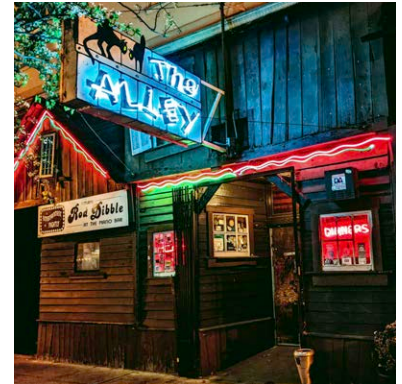


435 VERNON ST OAKLAND

Nestled in the vibrant heart of Adams Point, 435 Vernon Street offers the perfect blend of urban convenience and neighborhood charm. Just moments from Lake Merritt, this desirable location boasts easy access to lush parks, scenic walking trails, and some of Oakland's best dining, shopping, and entertainment.

Enjoy a serene, tree-lined street with a true community feel—all while being minutes from downtown Oakland, Grand Avenue, and the bustling Saturday Farmers Market. Commuters will appreciate proximity to BART, AC Transit, and quick freeway access.

Whether you're a first-time buyer, an investor, or looking to upgrade, this property provides a rare opportunity to own in one of Oakland's most sought-after areas.

**GRAND LAKE THEATRE****PERSIAN NIGHTS****LIMÓN****ARIZMENDI BAKERY****DOÑA****THE ALLEY****MAMA OAKLAND****COMAL NEXT DOOR****WHOLE FOODS MARKET**



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