

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 3016 CUTTING BOULEVARD, RICHMOND, CA

FOR SALE + FOR LEASE: CURRENTLY USED AS MOTORCYCLE REPAIR

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## **BUILDING COULD BE CONVERTED INTO A LIVE WORK SPACE** LOCATED ON BUSY CUTTING BOULEVARD, NEAR THE EL CERRITO/RICHMOND BORDER

**BUILDING SIZE:** ±2,224 SF Building

**LOT SIZE:** ±3,000 SF

**APN:** 549-193-012-8

**LEASE PRICE:** \$1.50 psf/month IG

**SALE PRICE:** \$550,000

### **RETAIL BUILDING FOR SALE AND FOR LEASE**

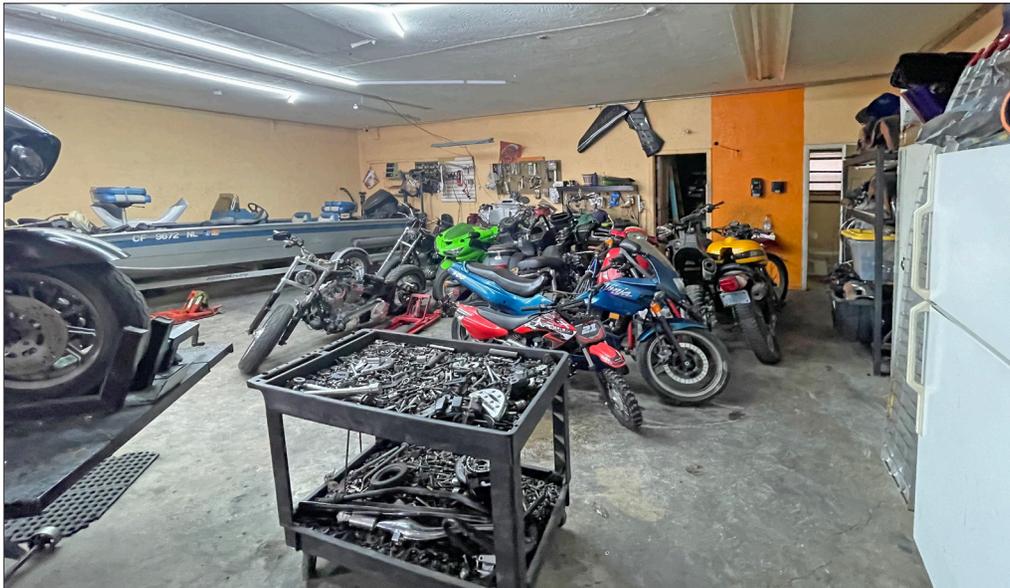
- Lobby reception area
- Side room with security system
- Concrete floors, 2 restrooms
- Long driveway
- Large space in rear that could be used as a separate commercial space
- Pedestrian-oriented design
- Potential to be transformed into a live-work space
- Parking: Required to be located behind or to the side of buildings
- **Zoned: CM-1 (Commercial Mixed-Use, Residential)**  
Check with City of Richmond for allowed uses



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3016 CUTTING BOULEVARD, RICHMOND, CA  
PHOTO TOUR





- Easily accessible to 2 major freeways (I-80 and I-580)
- Close to a myriad of national, regional, and local eateries, retailers, and markets
- Near El Cerrito, Albany, Berkeley, and Marin
- Population within 1 mile > 25,600; within 3 miles > 142,814

