



# FOR SALE **SELLER FINANCING AVAILABLE!!**

## WEST BERKELEY FIXER, OWNER/USER, or DEVELOPMENT DEAL

### PROPERTY HIGHLIGHTS

- Huge Corner Lot
- Charming old buildings
- Development potential
- Two huge yards... ±9,230 sq. ft.
- Commercial West Berkeley zoning (C-W)
- New 6-story/63 unit Grinnell apartments next door, 4-story Poet's Place residential hotel one block
- Nearby food: Caffe Chiave, Long Branch Saloon, Le Pho Vietnamese
- 92 Walk/Bike, close to Interstate 80 Ashby on ramp.

### LOCATION

2551 San Pablo Ave.  
at Blake St.

### OFFERED AT

**Reduced!**  
~~\$1,950,000~~  
**\$1,750,000**

### SIZE

±14,000 sq. ft. Parcel  
2551 San Pablo - ±2,430 sq.ft. corner bldg.  
2555 San Pablo - ±840 sq.ft. back bldg.  
1108 Blake - ±1,500 sq.ft. rear bldg.  
3 buildings = ±4,800 sq. ft.



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