

1303, 1305, 1307 Carlson Boulevard  
Richmond, California 94804  
Excellent Duplex Development Site

**3% Fee For Procuring Agent!!**

**Back On The Market <sup>jj</sup> ±2,121 SF For Sale**

- ±2,121 square foot 3 unit stand-alone building zoned for a duplex or live-work development.
- Easy access to I-80 and I-580 via Carlson Blvd.
- This site is close to a bus line.
- Excellent signage available with both street and sidewalk exposure.
- Parking lot is available on site.
- 1303 Carlson Boulevard ±280 SF
- 1305 Carlson Boulevard ±436 SF
- 1307 Carlson Boulevard ±1,405 SF.
- This site is perfect for both an owner user or and investor.

➤ The ±436 SF space was used for food takeout.

**RECENT PHASE 1 CAME BACK CLEAN**  
**PLEASE CALL TO SCHEDULE A TOUR**

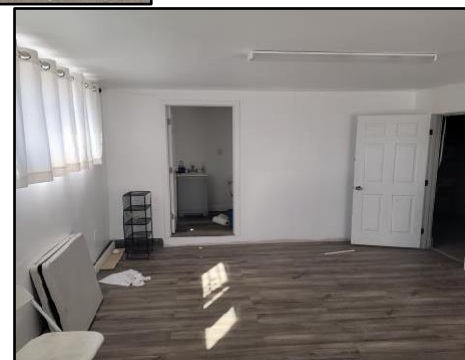
➤ **Sales Price \$529,987**



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