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



- $\geq \pm 2,121$ 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
- \triangleright 1307 Carlson Boulevard \pm 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

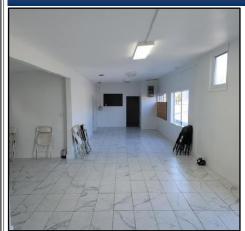
> Sales Price \$529,987



Cory Grangent Lawrence Fisher Realtors Lic. #01070856 180 Broadway, Suite A Richmond, California 94804 Cell: (925) 487-7671

FISHER REALTORS

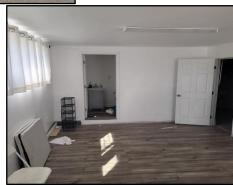
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