



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

212 9th Street, Unit #312 Oakland, CA 94607



Efficient Office Condo with Parking Available For Sale

Sale Price:
\$300,000.00
(\$324/SF)

Available Space:
+/- 927 SF
HOA's:
\$399.37/Month

**One (1) Parking
Space located on
adjacent surface lot**

**Zoning:
D-LM-4 and S-13**



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



510.910.1037



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



510.610.5178



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License #01884628
Corp ID:01884628

212 9th Street, Unit #312, Oakland, CA 94607



SALE SUMMARY

California Capital & Investment Group is pleased to present a small business's dream opportunity to own its own efficient office condo with parking. this excellent location is just minutes from Lake Merritt BART and dozens of great restaurants and entertainment. The condo is located on the 3rd floor of the building which is elevator served and consists of 3 offices, a copy area and a reception area. Great window line provides ample natural light.

Property Details

Address:	212 9th Street, Unit #312 Oakland, CA 94607
County:	Alameda
APN:	2-73-31
Year Built:	+/- 1920
Parking:	1 Parking Space located on adjacent surface lot. +/- 927 SF <u>D-LM-4 & S-13</u>
Available Zoning	

Floor Plan



**CALIFORNIA
CAPITAL & INVESTMENT
GROUP**

Mike McGuire
California Capital and
Investment Group
 510.910.1037
 mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group
 510.610.5178
 gbettencourt@californiagroup.com
DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628
Corp ID:01884628



PROPERTY HIGHLIGHTS

- Excellent Chinatown Location near Lake Merrit & Oakland's Central Business District
- Walking Distance to Lake Merritt BART station
- Efficient Layout with 3 private offices, copy area and reception area
- One (1) Parking Space
- HVAC
- Extensive Window Line Provides Ample Natural Light



Mike McGuire

California Capital and Investment Group

510.910.1037

mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and Investment Group

510.610.5178

ggettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628
Corp ID:01884628



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

212 9th Street, Unit #312, Oakland, CA 94607



Mike McGuire

California Capital and
Investment Group

510.910.1037

mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group

510.610.5178

ggettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628
Corp ID:01884628



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

212 9th Street, Unit #312, Oakland, CA 94607



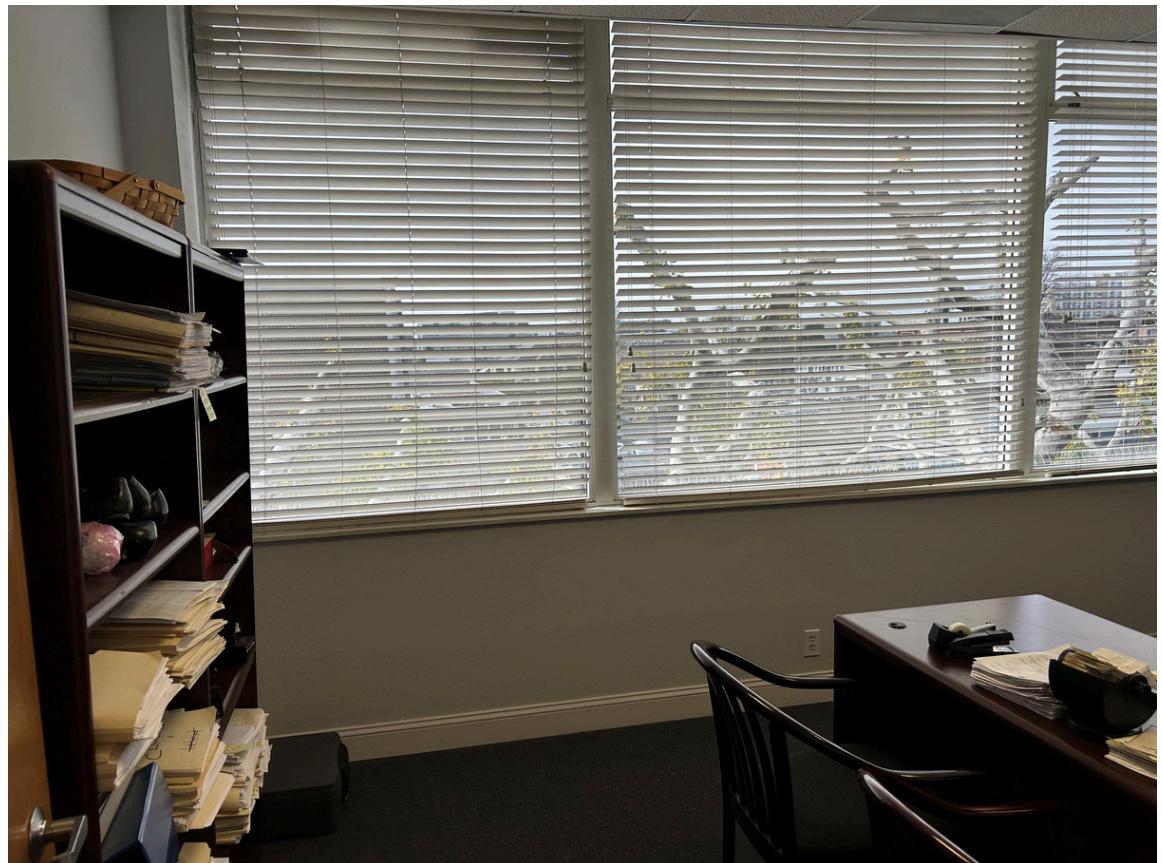
CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire
California Capital and
Investment Group
📞 510.910.1037
✉️ mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group
📞 510.610.5178
✉️ ggettencourt@californiagroup.com
DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628
Corp ID:01884628

212 9th Street, Unit #312, Oakland, CA 94607



**CALIFORNIA
CAPITAL & INVESTMENT
GROUP**

Mike McGuire
California Capital and
Investment Group
📞 510.910.1037
✉️ mmcuire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group
📞 510.610.5178
✉️ gbetencourt@californiagroup.com
DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628
Corp ID:01884628

212 9th Street, Unit #312, Oakland, CA 94607



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group
510.910.1037
mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt

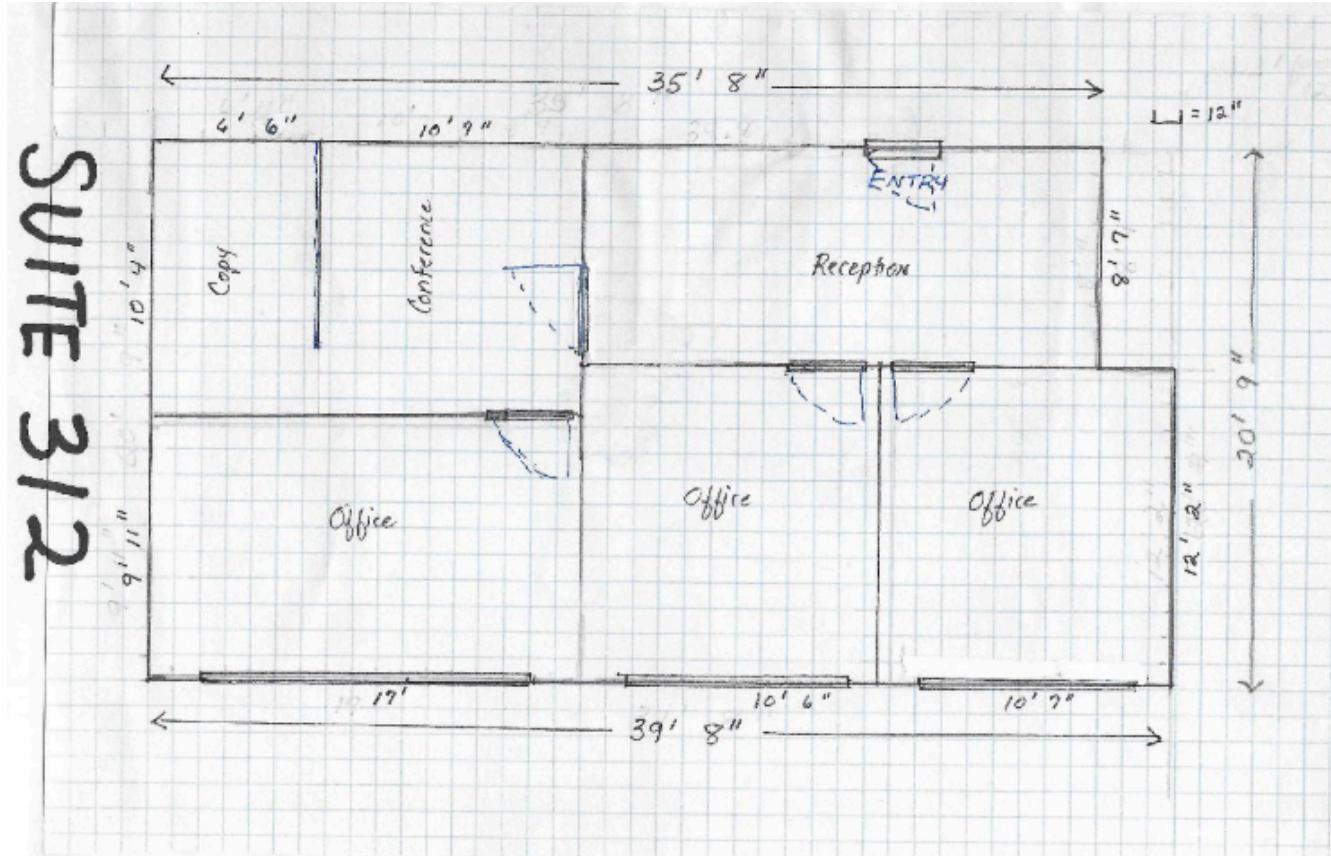
California Capital and
Investment Group
510.610.5178
ggettencourt@californiagroup.com
DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628
Corp ID:01884628



212 9th Street, Unit #312, Oakland, CA 94607

Floor Plan



**CALIFORNIA
CAPITAL & INVESTMENT
GROUP**

Mike McGuire
California Capital and
Investment Group
 510.910.1037
 mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group
 510.610.5178
 ggettencourt@californiagroup.com
DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628
Corp ID:01884628

212 9th Street, Unit #312, Oakland, CA 94607



Location Overview Landmarks and Amenities

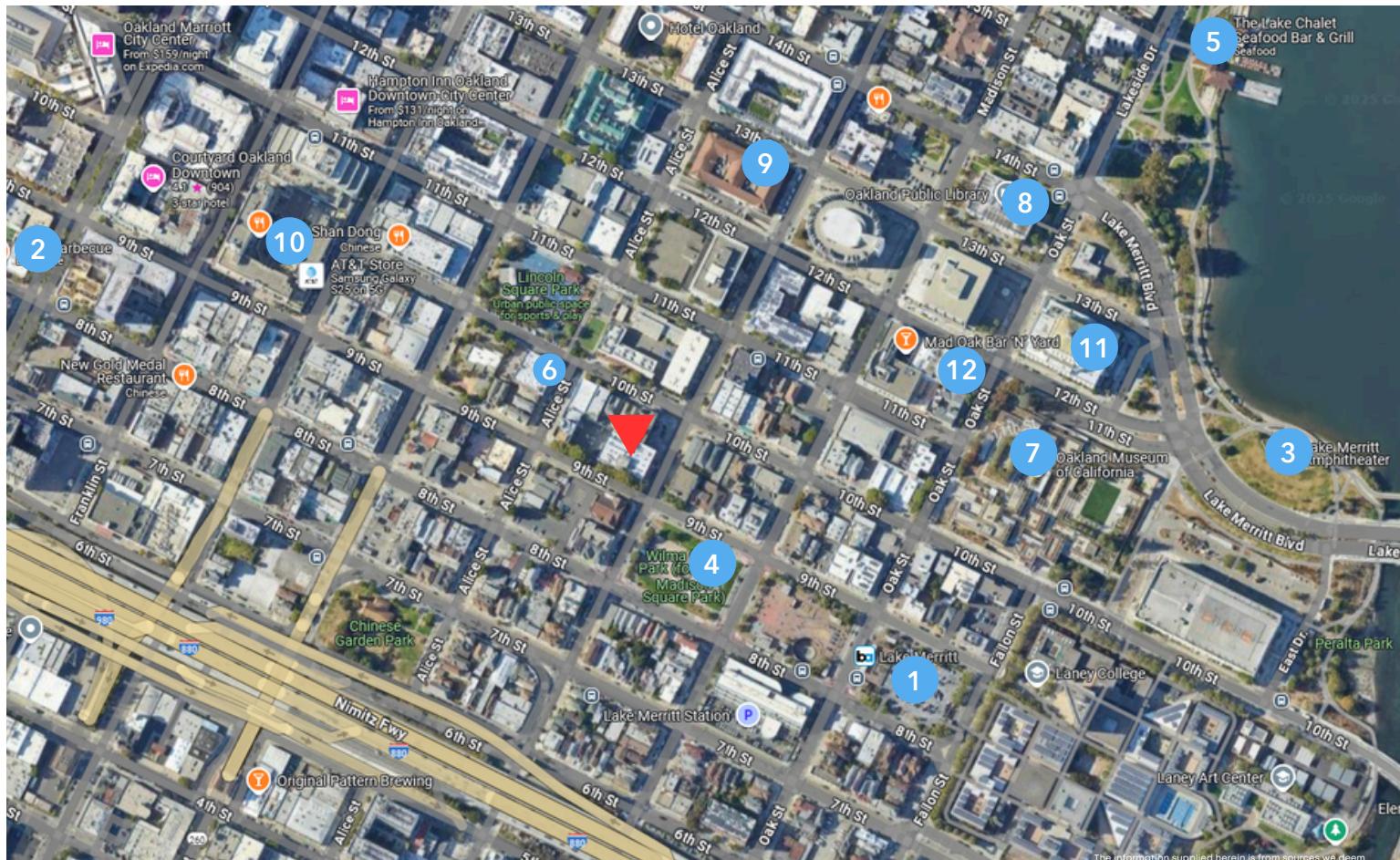
1. Lake Merritt BART
2. Horn BBQ
3. Lake Merritt Amphitheater
4. Wilma Chan Park (formerly Madison Square Park)
5. The Chalet Seafood Bar & Grill
6. Alice Street Bakery Cafe
7. Oakland Museum of California
8. Oakland Public Library
9. United States Postal Office
10. Bank of America Financial Center
11. Alameda County Superior Courthouse
12. Alameda County Law Library

Walker's Paradise: 99

Excellent Transit Score: 89

Very Bikeable: 85

4 minute walk to Lake Merrit



The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628 Corp ID:01884628



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group

510.910.1037

mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group

510.610.5178

gbettencourt@californiagroup.com

DRE Lic 00880217