



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



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Corp ID: 01884628

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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.

Available Zoning: +/- 927 SF
D-LM-4 & S-13

Floor Plan



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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



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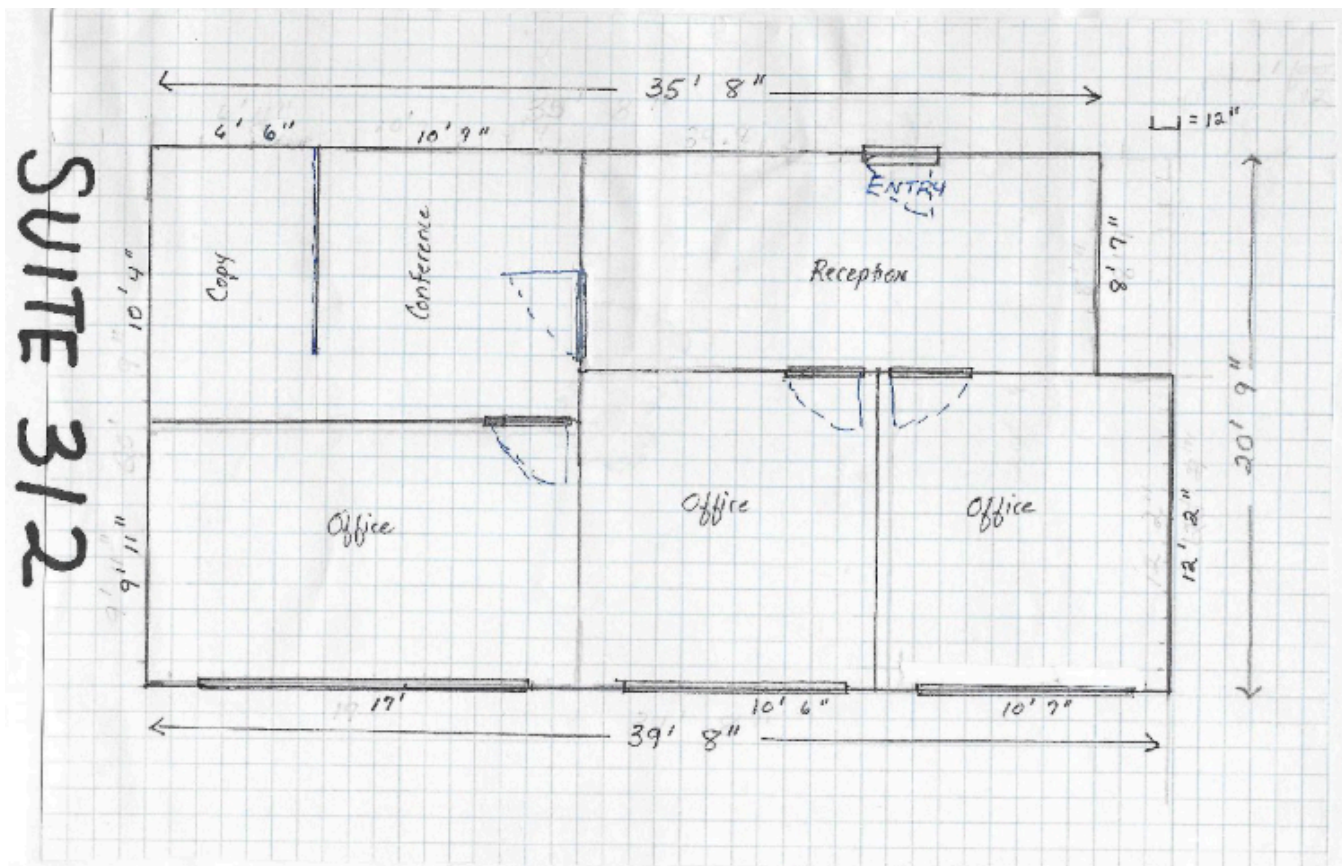
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Floor Plan



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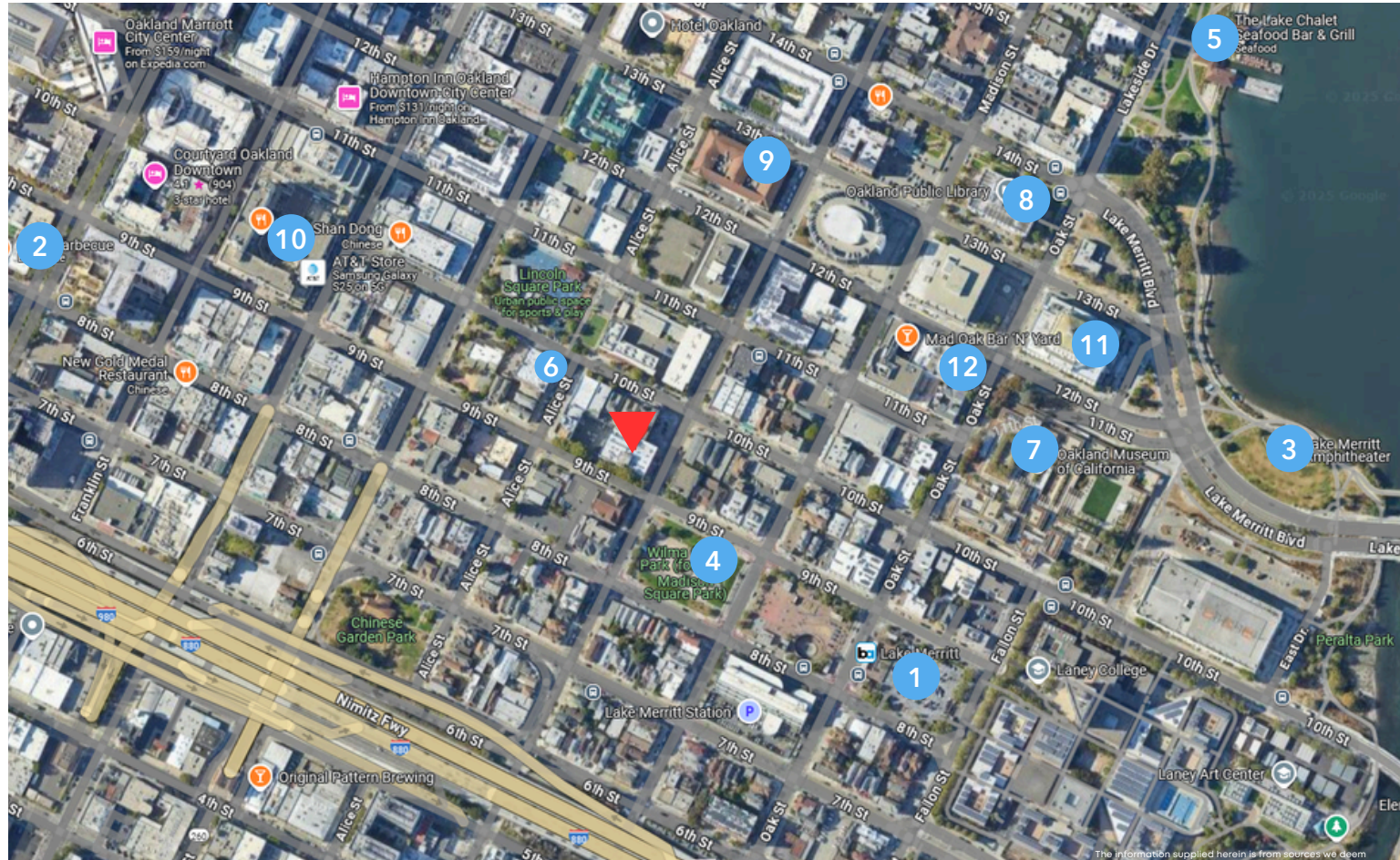


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Location Overview

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



The information supplied herein is from sources we deem

Walker's Paradise: 99
Excellent Transit Score: 89
Very Bikeable: 85

4 minute walk to Lake Merritt



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