



FOR SALE: FLEX / RETAIL LAND — ±6,760-SF PARCEL ON BERKELEY'S 4TH STREET



\$875,000

**1509 4th Street
Berkeley CA 94710**

Colby Katz

510 450 1420

ckatz@mrecommercial.com

LIC# 01949015

Francis Griffin

510 450 1405

fgriffin@mrecommercial.com

LIC# 02016713

Property Summary:

- Established Retail Location for outdoor goods on Berkeley's [popular 4th Street](#)
- Only improvement onsite is small storage building
- 200amp/240v/Single Phase PG&E Service (Buyer to verify)
- No bathroom or water service onsite
- Within a few blocks of numerous cafes, wineries, breweries and high-end retail shops. [\[Link\]](#)
- MULI Zoning

Do not disturb tenant. Contact broker to tour.



1509 4th Street



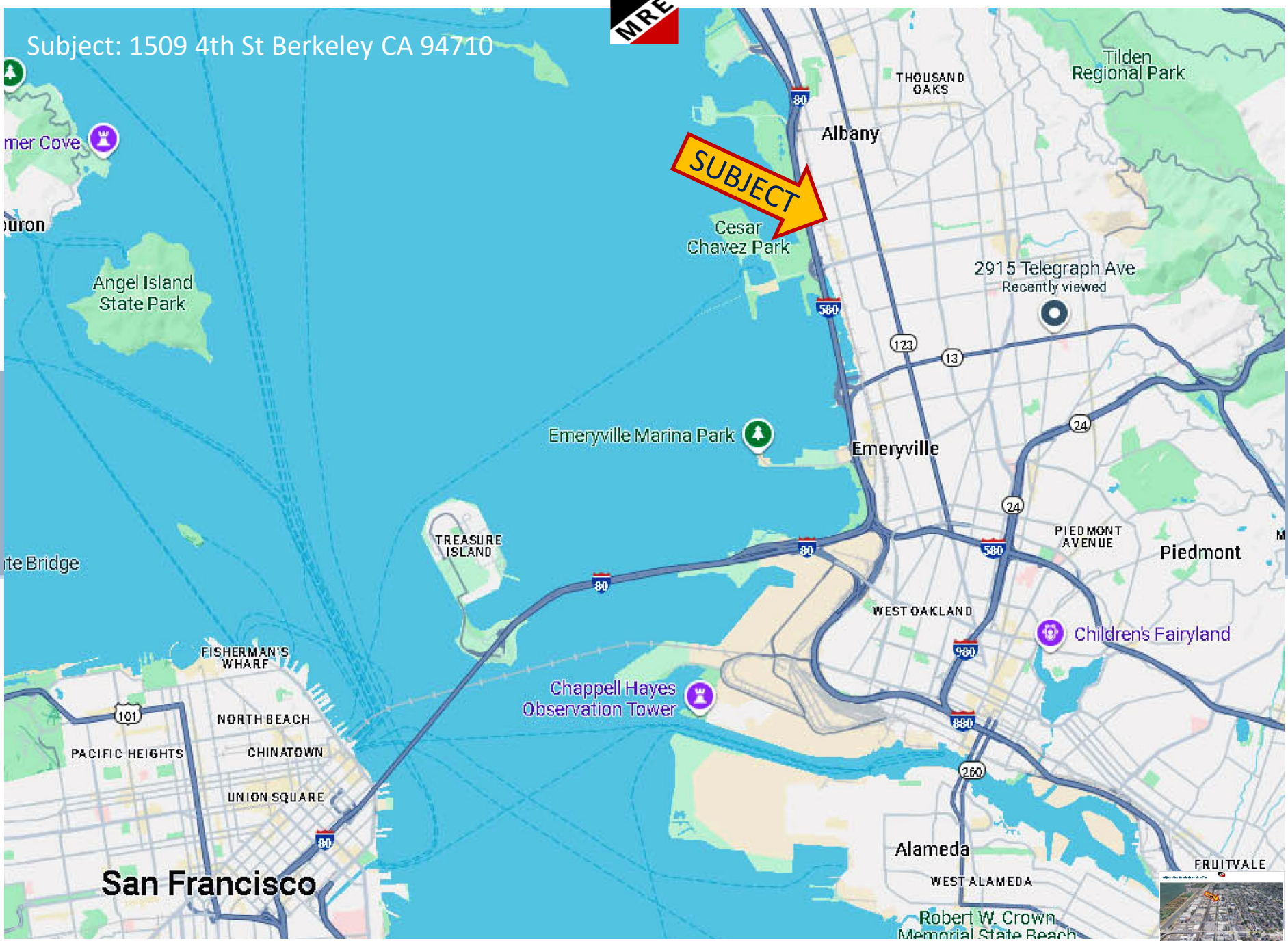
1509 4th Street – ±6760-SF Parcel



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All information herein is offered in good faith and deemed accurate but not guaranteed.