

CRT CAROL
REEN
TEAM

COMPASS

2712-2726
PARK BLVD
OAKLAND
\$3,190,0000



Seize this rare 75% vacant opportunity with adjacent vacant lot for an exceptional investment in the heart of vibrant Ivy Hill.

Investment Highlights:

- **Multi-Faceted Property:** A multi-use building with 5 *vacant* spacious commercial units within the building & 6 well-appointed 1BD/1BA residential apartments in a highly desirable rental market (3 *vacant*). The frontage & commercial spaces offer excellent income potential and are perfect for a variety of businesses, from retail shops to professional offices. The total interior space of the building measures approximately 9,700 SF, ensuring ample room for both residential & commercial purposes.
- **Adjacent Vacant Land Lot:** Poised to deliver substantial returns at ~3,000 SF. Presents a fantastic opportunity for development or expansion, adding more value. Previously used as a parking lot to the adjacent commercial buildings.
- **Versatile Zoning:** Property benefits from flexible zoning regulations, opening doors to multiple investment avenues, including residential, commercial, or a combination. Increasing Building Height is an option!
- **Abundant Space:** ~10,000 SF Total Lot and per Appraiser Total Building ~10,943 SF.

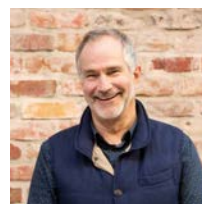
Key Details:

- 6.25% Pro Forma Cap Rate
- Lot: ~10,000 SF / ~0.23 AC Total
- Per Appraiser: ~10,943 SF Total Rentable
- 1 Building (2716-2726 Park Blvd)
- 1 Vacant Lot (2712 Park Blvd), ~3K SF
- Commercial: 5 Units
- Residential: 6 - 1 BD / 1BA Apartments
- Zoning: RU-5
- Year Built: 1950 | N/A
- APNs: 22-339-14 | 22-339-17-1



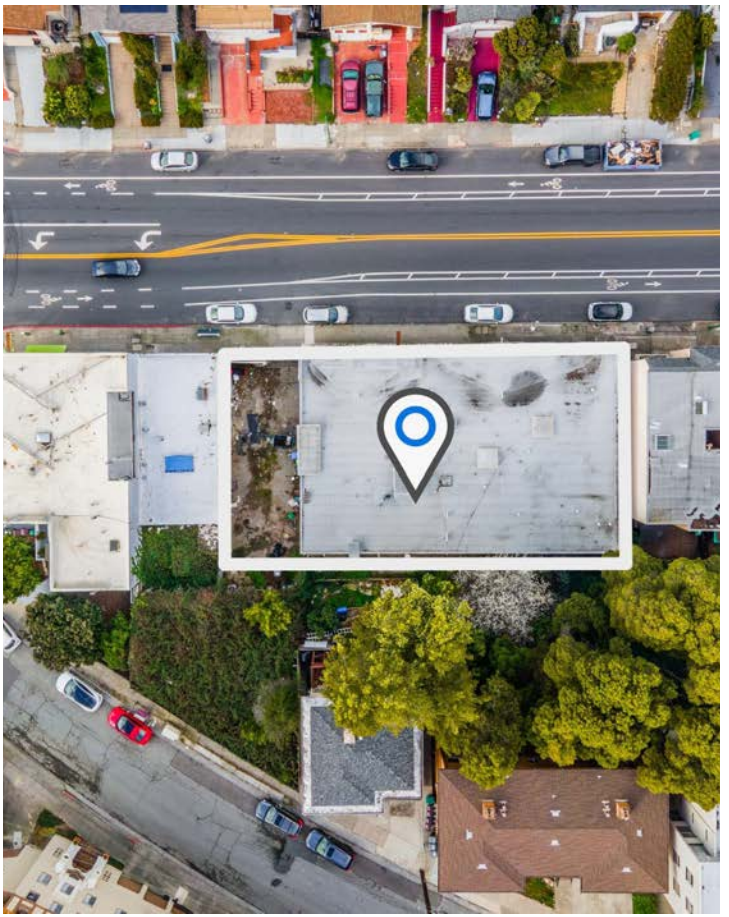
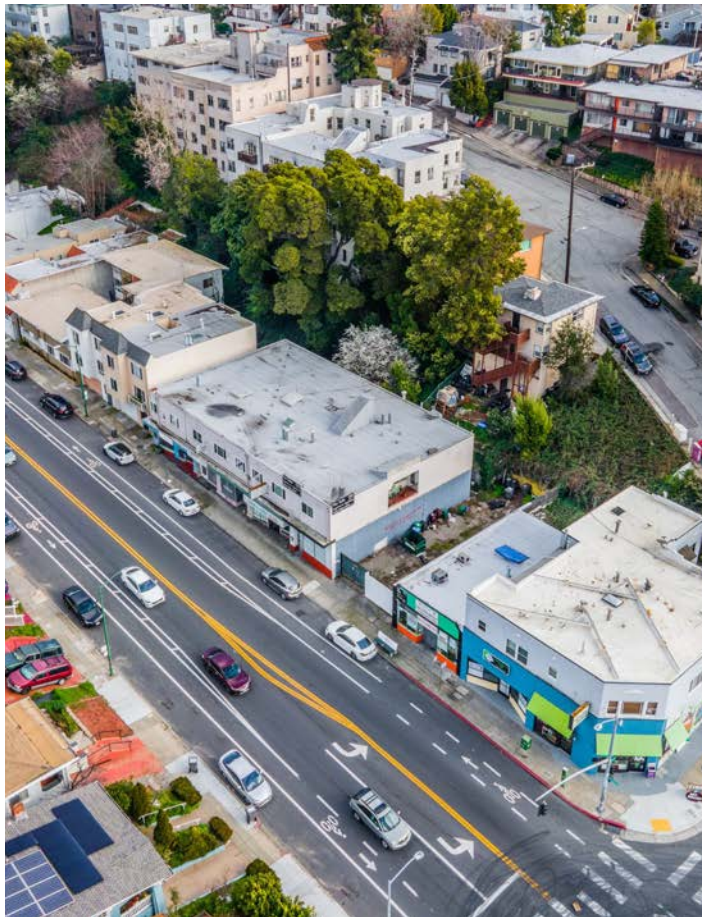
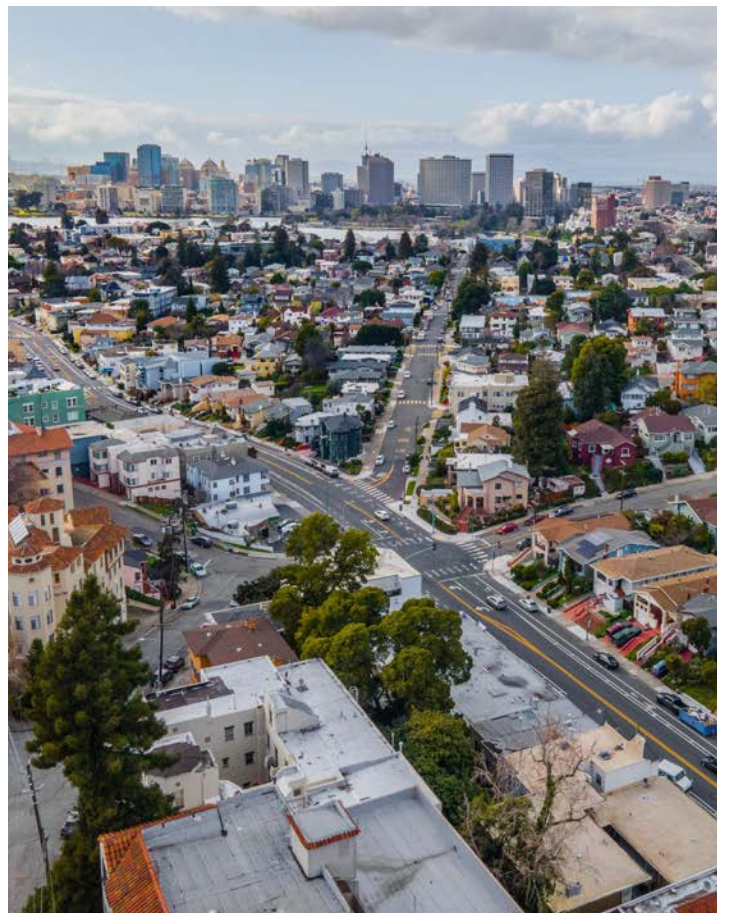
Carol Reen, MBA

DRE # 01820082
REALTOR®, Broker Associate
M: 415.728.6199
Carol@CarolReen.com



Paul Dobson, CPA

DRE #: 01977751
REALTOR®
M: 650.248.1070
Paul@CarolReen.com



*all SF calculations per appraiser



Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

CRT CAROL
REEN
TEAM
COMPASS