

2510 Le Conte Avenue

Better
Homes
and Gardens.
REAL ESTATE

RELIANCE
PARTNERS

Berkeley, CA

RARE OPPORTUNITY FOR REHABILITATION OR DEVELOPMENT
2 BLOCKS FROM UC BERKELEY

List price: \$1,950,000



www.2510LeConte.com

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Approximate building area per as-built plans:

- First Floor: 3,775 SF
- Second Floor: 3,870 SF
- Basement: 1,580 SF
- TOTAL: 9,225 SF

*(Building square footage per public records: 7,566 SF)

Zoning: R-3H

Year built: 1927

Year converted to 13 Units: 1943

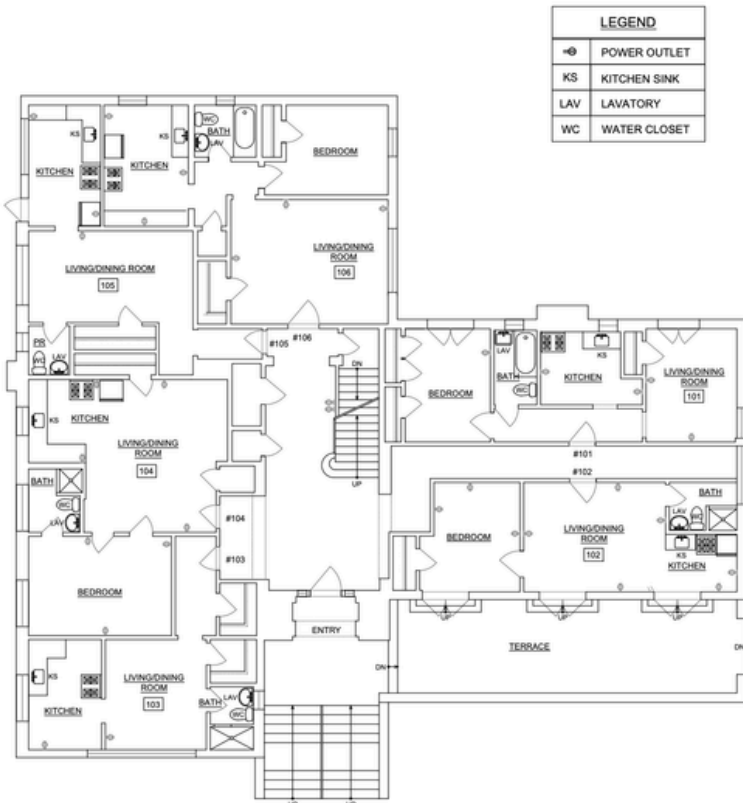


Originally constructed in 1927 as the Pi Kappa Phi fraternity house, the building was designed by noted Berkeley architect Wesley A. Talley and converted into 13 apartments in 1943 by architect Walter H. Ratcliff's firm to provide wartime housing. Today the property is vacant. Interior sheetrock and finish materials have been removed, leaving the building ready for comprehensive rehabilitation or redevelopment.

Situated in Berkeley's Northside neighborhood, the property occupies a premier location just two blocks from the UC Berkeley campus. The surrounding area combines the character of an established residential neighborhood with immediate access to the commercial amenities of Euclid Avenue, Hearst Avenue, and Downtown Berkeley.

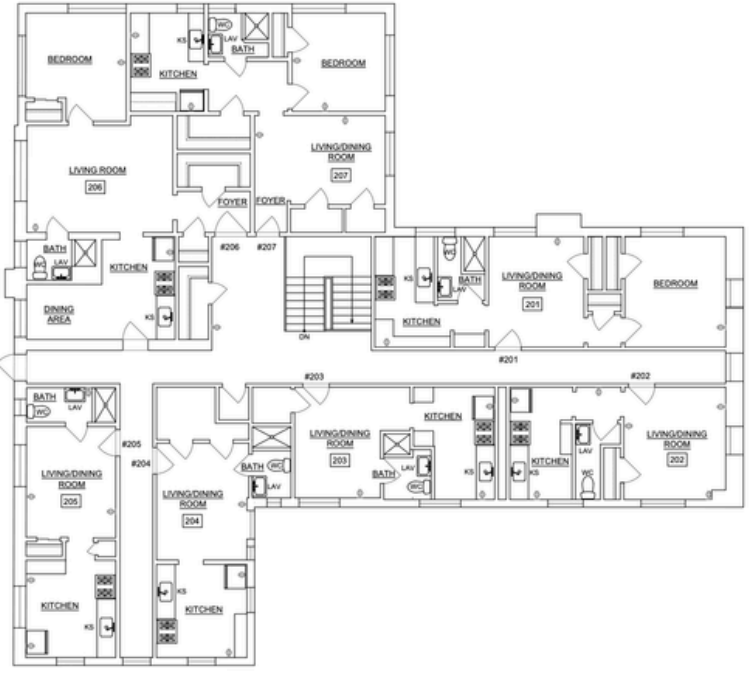
Neighborhood residents enjoy convenient access to restaurants, cafés, markets, campus facilities, AC Transit service, and Downtown Berkeley BART, providing excellent regional connectivity throughout the Bay Area. The property's location places it within one of Berkeley's strongest and most enduring residential rental markets.

AS-BUILT FLOOR PLANS

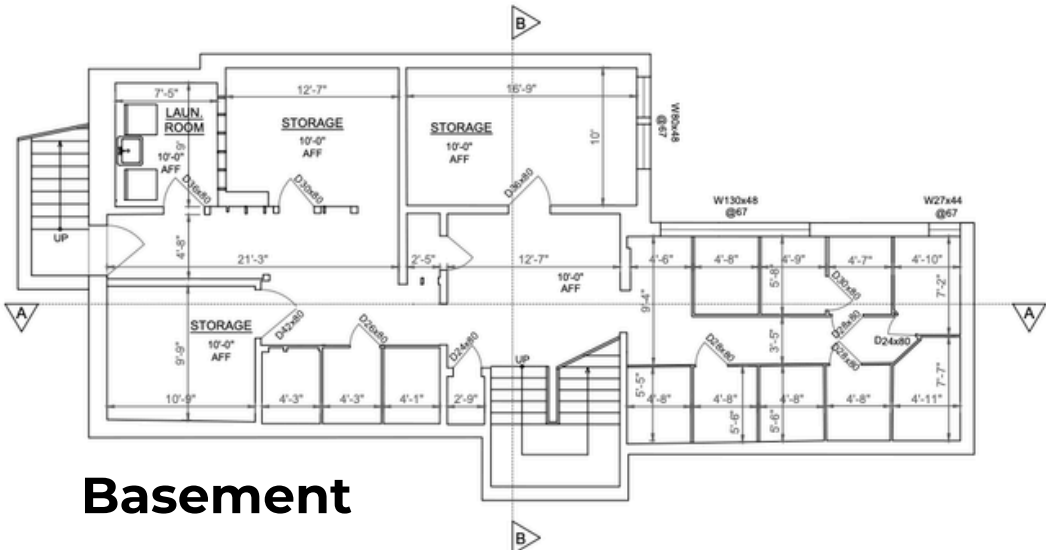


First Floor

LEGEND	
⊖	POWER OUTLET
KS	KITCHEN SINK
LAV	LAVATORY
WC	WATER CLOSET



Second Floor



Basement

ZONING

2510 Le Conte is located in Berkeley's R-3H (Multiple-Family Residential/Hillside Overlay) district, an established multifamily zoning designation. The property presents opportunities for rehabilitation of the existing 13-unit building or redevelopment consistent with applicable zoning, state housing legislation, and City of Berkeley planning policies.



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