

1921 Dwight Way

BERKELEY, CA 94704

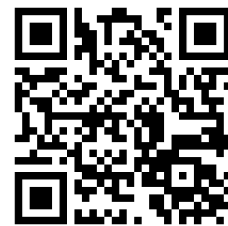


Property Description

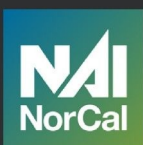
Welcome to 1921 Dwight Way, a charming and well-maintained duplex positioned in the vibrant heart of Downtown Berkeley. Originally built in 1906, the property reflects classic Berkeley architectural character while offering strong rental stability and consistent tenant demand. Each unit features practical layouts and abundant natural light, appealing to both long-term renters and owner-occupiers seeking a foothold in one of the Bay Area's most desirable markets. With proximity to the UC Berkeley campus, Telegraph Avenue, and a variety of restaurants, cafés, and neighborhood conveniences, the property offers a rare blend of charm, income, and location-driven value.

Offering Summary

Sale Price:	\$1,195,000
Cap Rate:	3.8%
Market Cap Rate:	6.7%
Price/SF:	552
Building Size:	2,163 SF
NOI:	\$44,925



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Offering Memorandum



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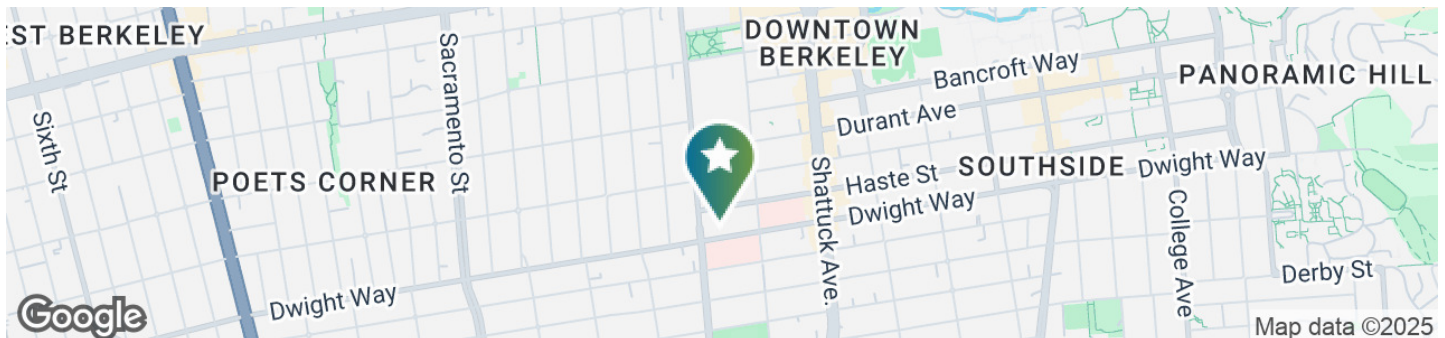
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Additional Photos



Location Information



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