

1033 MAGNOLIA STREET, OAKLAND, CA 94607

Historic Charm Meets Modern Opportunity

CURRENT
CAP RATE - 7.77% GRM - 8.29



1033 Magnolia Street is a remarkable West Oakland property featuring a converted Victorian with four units on an expansive lot. Built in 1890, the grand Victorian beautifully showcases the craftsmanship and architectural detail of its era while offering the flexibility of four individual units. The top two levels consist of single-unit flats with a vacant owner's unit on the top floor ready for the future owner to move in.

The home includes two 1-bedroom units on the ground floor, one 1-bedroom flat on the middle level, and a 2-bedroom owner's unit occupying the top floor. The owner's unit has been recently renovated with designer light fixtures, new appliances, stylish countertops, plush carpeting, and a fully updated bathroom. Thoughtfully staged, this elegant space highlights the perfect balance of historic charm and modern comfort — ideal for an owner-occupant or as a showpiece rental.

At the rear of the property sits a detached cottage structure currently used as storage but has been used in the past as living space. A future owner could pull permits and convert this into a legal ADU with a certificate of occupancy. This ADU would create additional income as a rental, serve as a private guest house or function as a creative studio space once complete.

Located in the heart of West Oakland, this property combines vintage character with exceptional investment potential. Its close proximity to downtown Oakland, public transit, and the vibrant dining and arts scenes of Uptown and Jack London Square make it a truly special opportunity for both investors and owner-occupants alike.



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