



OFFERING MEMORANDUM

1266 WASHINGTON,
ALBANY, CA

A 2BED/1BATH ALBANY RESIDENCE WITH GARAGE
IN PRIME LOCATION

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PROPERTY SUMMARY

This exclusive listing of 1266 Washington Avenue in Albany, CA presents the opportunity to acquire a well-located home in one of Albany's most sought-after neighborhoods, with a top school district and superior schools. Originally built in 1936 and situated on an oversized 6,125 SF lot (per county records), the 1,204 SF (per county records) residence features wood-frame and stucco construction, single car garage parking, and a functional two level layout with two-bedrooms and one-bathroom. While the property has been cared for over the years, it has not undergone modern upgrades, making it an ideal fixer-upper for a first-time homebuyer, investor, or contractor seeking a true value-add opportunity and the ability to create a space of their own. The location offers exceptional walkability, boasting a Walk Score of 93 (Walker's Paradise) and a Bike Score of 98. Residents enjoy immediate access to Solano Avenue's local retailers, dining, and daily conveniences, as well as nearby parks and Albany's highly rated school system. The property is just a six-minute walk to Albany High School, a ten-minute walk to Albany Middle School, and a short twenty-minute walk or four-minute drive to Ocean View Elementary. With its large lot, prime location, and significant renovation upside, 1266 Washington Avenue is a hard-to-find opportunity in a very desirable part of the East Bay.



\$925,000

PRICE SF \$768

PROPERTY 1,204 SF

BUILT 1936

LOT SIZE 6,125 SF

**MASSIVE BACKYARD
WITH POTENTIAL FOR
ADU**