



# 2512 Ninth St. Unit 1

## FOR SALE

### WEST BERKELEY OFFICE CONDO

#### LOCATION

2512 9th St.  
Unit 1

#### OFFERED AT

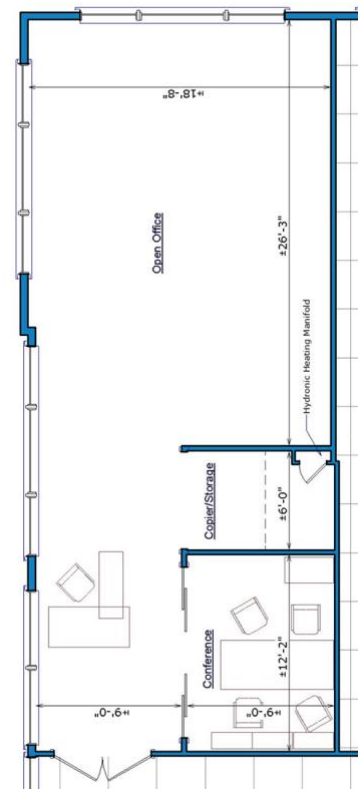
\$595,000

#### SIZE

±836 sq. ft.

#### PROPERTY HIGHLIGHTS

- Light-filled open-plan
- Conference room
- Utility room w/ upper storage
- New paint and carpet
- Industrial steel sash windows
- Hydronic heating in the slab
- Common area restrooms
- HOA \$254/mo. currently
- Close to Berkeley Bowl West, cafes and restaurants. Just off Interstate 80 and a quick hop to San Francisco. Bike Score 95 / Walk Score 92.



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