

2323 NEVIN AVENUE, RICHMOND, CA 94804  
12,390 SQ. FT | 0.52 ACRE LOT

OFFERED AT  
\$3,350,000



To get listing and finance info about this property,



text **LIST11917395**  
to **800.701.6509**  
Message and data rates may apply

OR, scan  
this code



## ABOUT THIS PROPERTY

Discover the rare opportunity to own this commercial industrial property. There are very few properties on the market with this sized structure (12,390 SqFt) plus large lot (22,744 SqFt) with ample fenced in parking. This property is strategically positioned near major corridors including I-580, I-80 and the Richmond BART Station. Centered between Barrett Ave, Macdonald Ave, 23rd St and the Richmond Civic Center/Public Library, this commercial property offers prime visibility and easy access for customers and suppliers. Zoning is CM-5 Mixed Commercial Use.



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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

- ARCO

GAS

0.1 MI
- \$

ATM

0.1 MI
- 🛒

GROCERIES

0.1 MI
- Rx

PHARMACY

0.1 MI
- 🏋️

GYM

0.3 MI
- +

MEDICAL

0.3 MI
- 👕

CLEANERS

0.4 MI
- ☕

COFFEE

0.5 MI
- 🎬

MOVIE THEATER

2.2 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **17** private schools and **14** charter schools within **5** miles.

- 2 RATING

K-6

KING ELEMENTARY SCHOOL

ASSIGNED
- 3 RATING

7-8

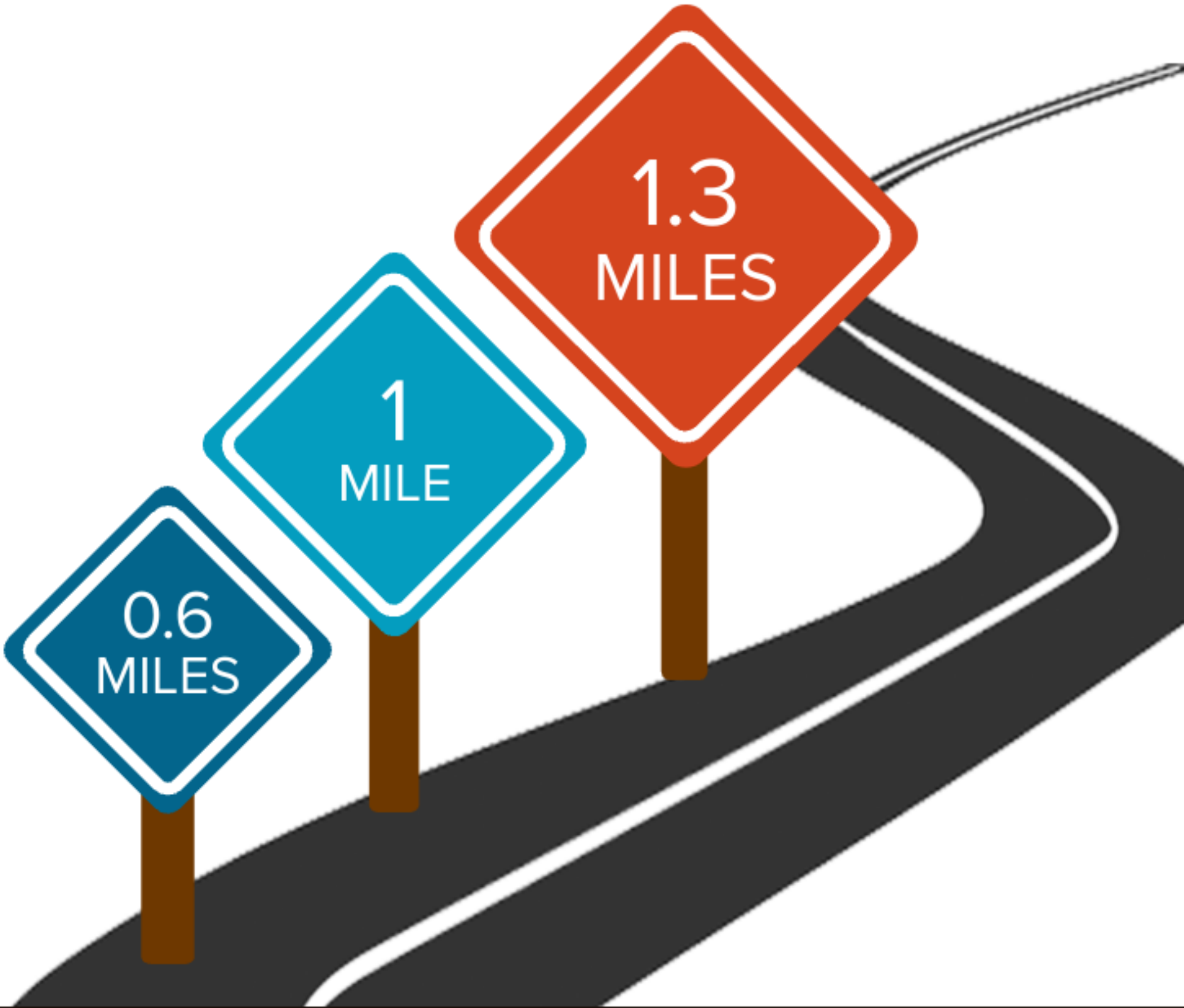
DEJEAN MIDDLE SCHOOL

ASSIGNED
- 3 RATING

9-12

KENNEDY HIGH SCHOOL

ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- 🌳

PARK

POGO PARK

(0.9 MILES)
- 🌲

HIKING

MARINA BAY TRAIL

(1.8 MILES)
- 🐾

DOG PARK

BRUCE KING MEMORIAL DOG PARK

(2.1 MILES)
- 🏌️

GOLF COURSE

MIRA VISTA GOLF & COUNTRY CLUB

(2.4 MILES)



NEIGHBORHOOD EATS

This home is located near **157** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	29	THAI	9
FAST FOOD	27	PIZZA	9
ASIAN	27	DELIS	6
MEXICAN	25	CAFES, COFFEE AND TEA	6
INTERNATIONAL	13	OTHER	12

