



**For Sale/Excellent  
Owner User Opportunity**

**717**  
**Washington  
Street** | OAKLAND  
CA

**CBRE**



# The Offering

717 Washington Street, located in Oakland California is being offered for sale for \$1,480,000. The Property is a  $\pm 5,700$  SF two story mixed use building situated on 0.09 (3,920 SF) acres of land. The office space is above ground floor retail space with nice yard space in the back.



## Address

717 Washington Street,  
Oakland, California



## Asking Price

\$1,480,000 or  
\$260 psf



## Acres

0.09 (3,920 SF)



## APN

001-0203-019-01



## Square Feet

$\pm 5,700$  Total  
Retail Space -  $\pm 2,700$  SF  
Office -  $\pm 3,000$  SF



## Property Type

Office and Retail





# Excellent Regional Location

The Property is well located in downtown Oakland with great accessibility to the greater San Francisco Bay Area. Within blocks of Bay Area Rapid Transit (BART)

- ◆ In the heart of Old Oakland, close to the city center. Old Oakland is a beautiful restored Victorian neighborhood.
- ◆ Great restaurants within walking distance. Ratto's Deli, Swan's Market, Blue Bottle and Sweet Greens to name a few.
- ◆ Farmer's Market – for over 25 years, the Old Oakland Farmer's Market has been operating each Friday from 8 am to 2 pm.
- ◆ Located within Oakland's CBD, which consists of 12.4 million square feet of office space.





# Property Expenses

## 2024 EXPENSES

Real Estate Taxes	\$18,786
Insurance	\$9,340
Electricity	\$2,904
Water	\$2,197
Gas	\$1,978
City Fees	\$1,797
Janitorial	\$1,670
Phone Intercom	\$1,155
Management Fee	\$550
Security	\$450
Plumbing	\$202
Pest Control	\$200
Management Fee	\$550
<b>Total</b>	<b>\$41,229</b>
<b>Total PSF</b>	<b>\$7.23</b>

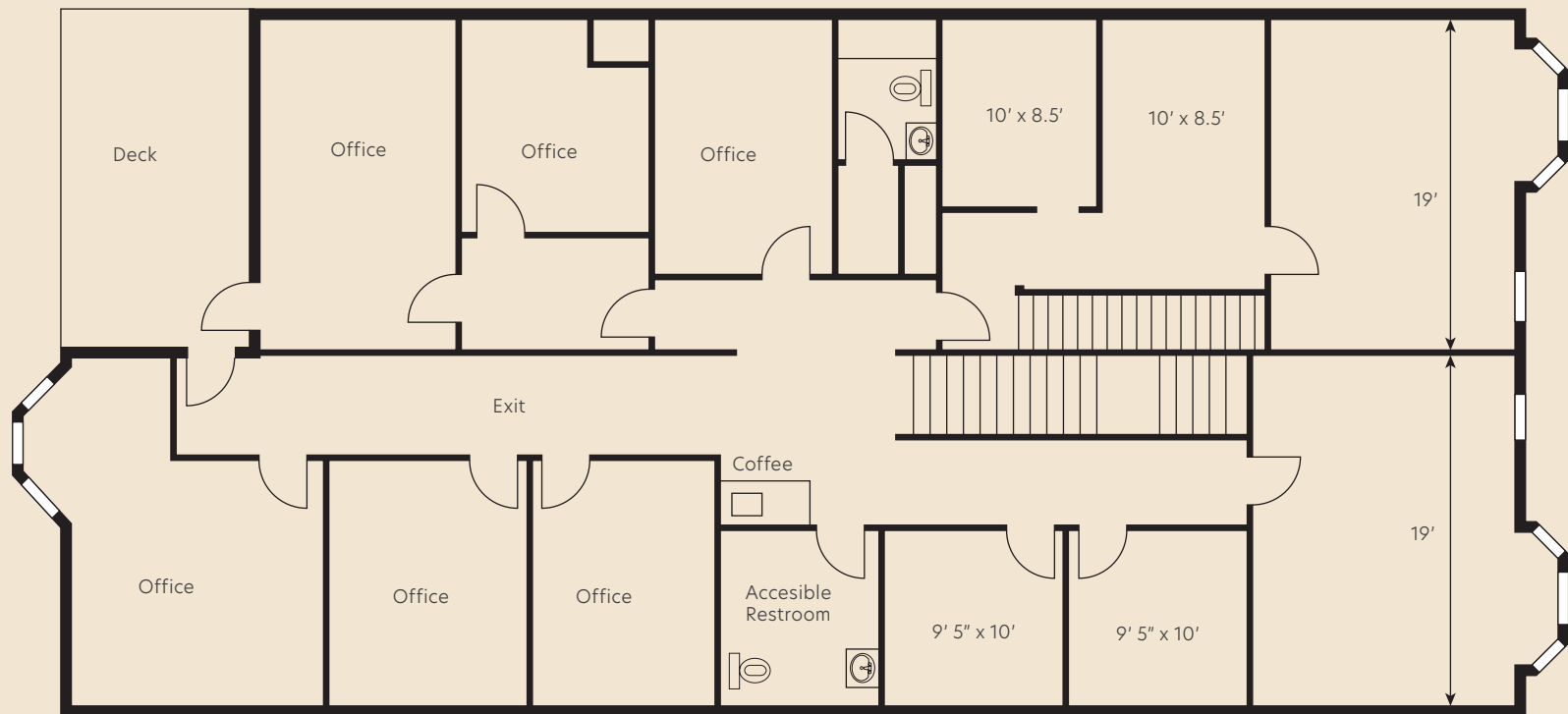




# Amenity Map



# Floor Plan



Second Floor



# 717

## Washington Street | OAKLAND CA

### Contact

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