

# OWNER USER WAREHOUSE & SFR FOR SALE 4970 BLUM RD, MARTINEZ



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# 4970 BLUM RD, MARTINEZ

## EXECUTIVE SUMMARY

4970 Blum Road in Martinez, California offers a unique opportunity for an owner-user or investor. The property features a spacious single-family home with 4 bedrooms and 2 bathrooms, alongside a wood framed warehouse with large roll-up doors. Ideal for a live/work setup or for leasing multiple spaces for income, this versatile property offers both residential comfort and commercial utility.

Offering Summary	
Asking Price	\$1,300,000
Square Footage of Buildings	3,452 +/- SQFT
Zoning	Commercial (C- Mixed Use)
Lot Size	13,650 SQFT ~ .31 Acre



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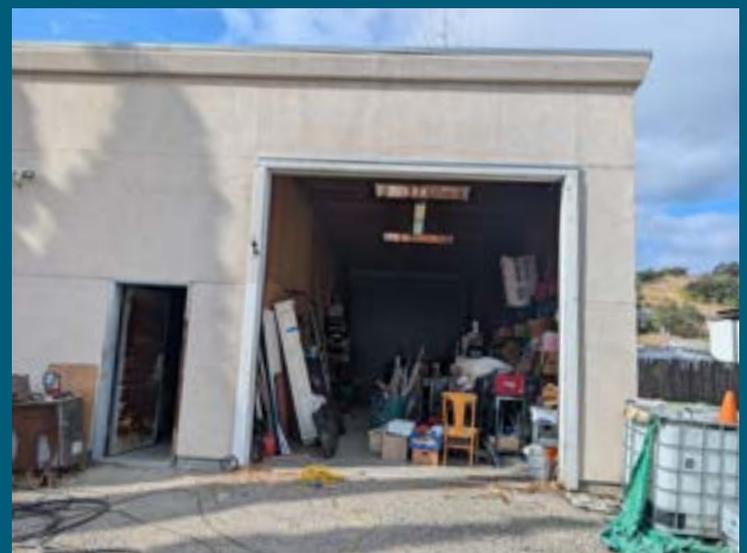
## PROPERTY SUMMARY

Live / Work opportunity close to Highways 680, 4 and 242 with a recorded, paved easement serving both properties. Currently property is rented to scrapper with gravel parking areas equipped with Christy style concrete drain boxes in case new owner chooses to pave or install solid surface parking pad. Roll up doors on front of building and in one additional roll up door in rear bay of warehouse.

Property Highlights	
Property Type	Mixed- Use (Residential + Warehouse)
Home Size	1,702 SQFT- 4 Bed 2 Bath
Warehouse Size	1,750 sqft - 50' x 35' W/ Dual Roll-Up Doors
Lot Size	13,650 SQFT ~ .31 acre
Zoning	Light Industrial / Mixed Use (Buyer to Verify)



**GRAVEL PARKING AREA**



**15' ROLL UP DOORS**

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GOOGLE MAP



EASEMENT MAP SERVING BOTH PROPERTIES

