

FOR SALE

**444-
446
17TH
ST**

Oakland, CA 94612



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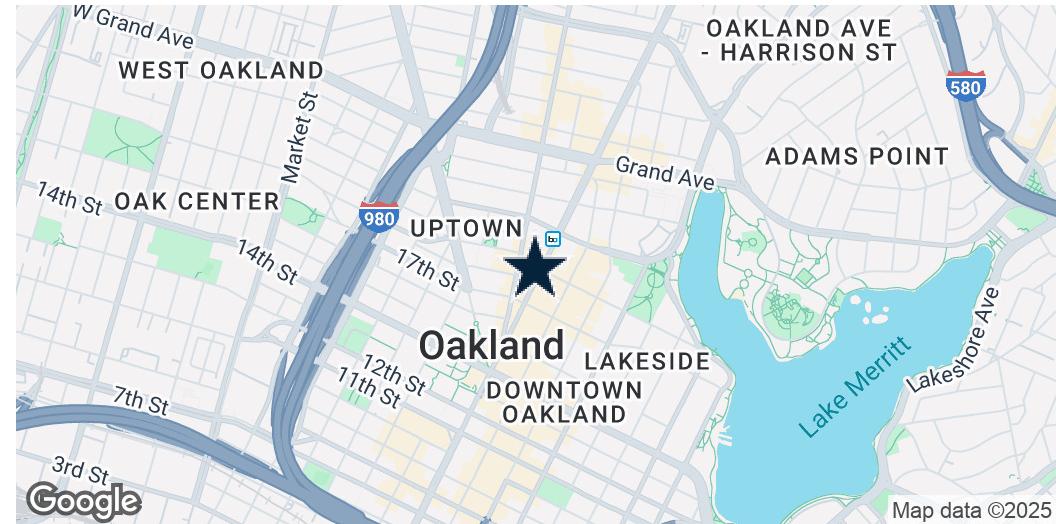
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OFFERING SUMMARY

Sale Price:	\$3,000,000.00
Building Size:	6,490 SF
Lot Size:	2,896 SF
Price / SF:	\$462.25
Year Built:	1917

PROPERTY OVERVIEW

Well maintained office building in the Heart of Uptown Oakland. Building features HVAC, great natural light, Elevator, High Ceilings, And a multi-tenant layout that allows for additional income. There is a 3,297 square foot ground floor/mezzanine office vacancy perfect for owner-users, and the building currently brings in \$5,752.00 per month in rent on the occupied spaces. Located half a block from BART, with the City of Oakland Franklin Street Garage located a half block away for easy monthly parking

PROPERTY HIGHLIGHTS

- 3,297 square foot Owner-User occupancy opportunity on the Ground Floor/Mezzanine
- Prominent Uptown Oakland Location
- Easy Transit and Parking Options
- Multi-Tenant Layout with Built In Income
- Well Maintained Building with HVAC, Elevator, High Ceilings and Great Natural Light



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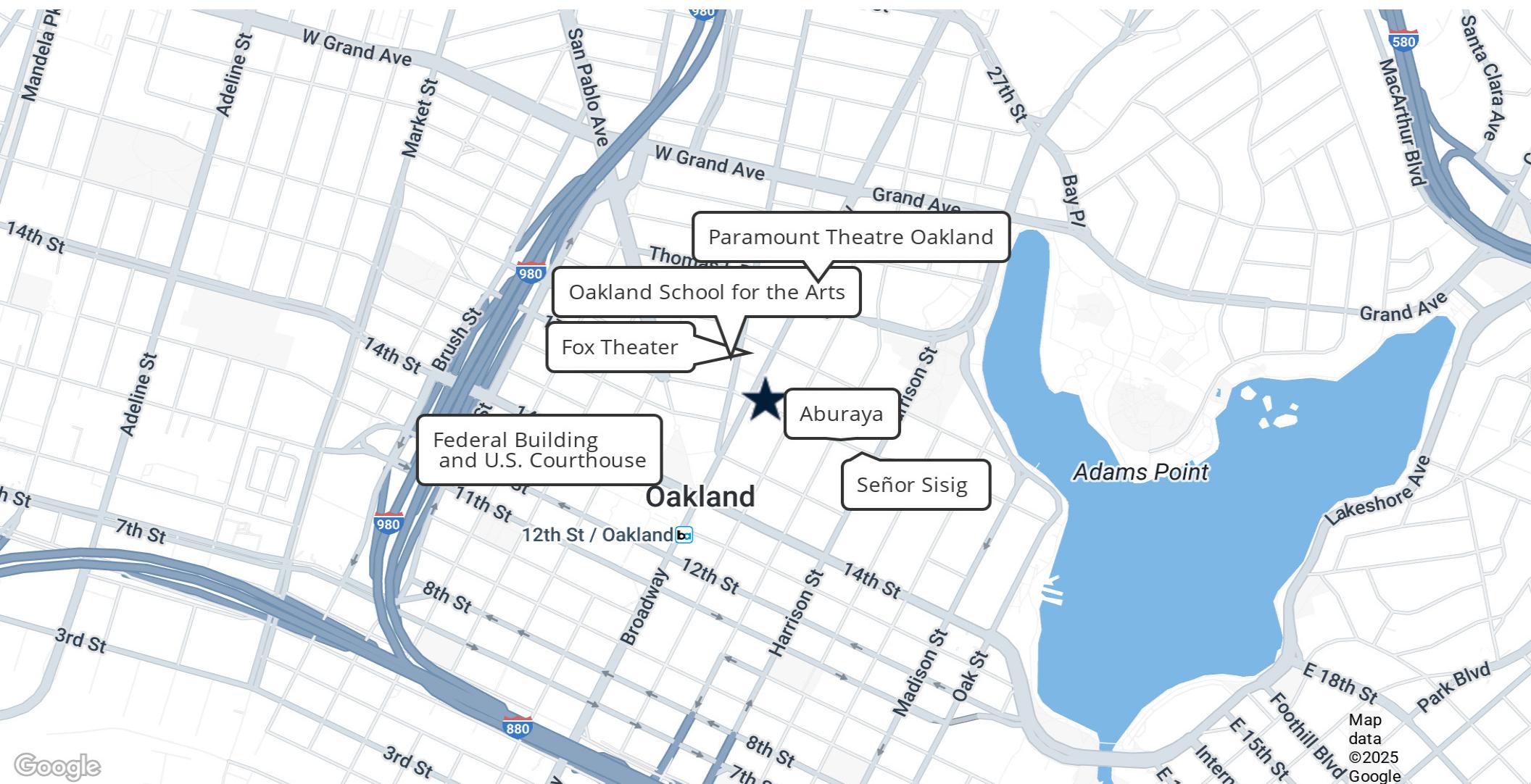
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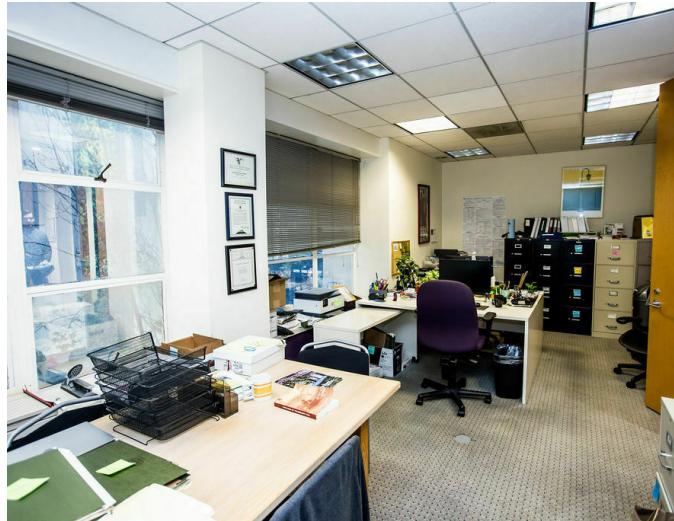
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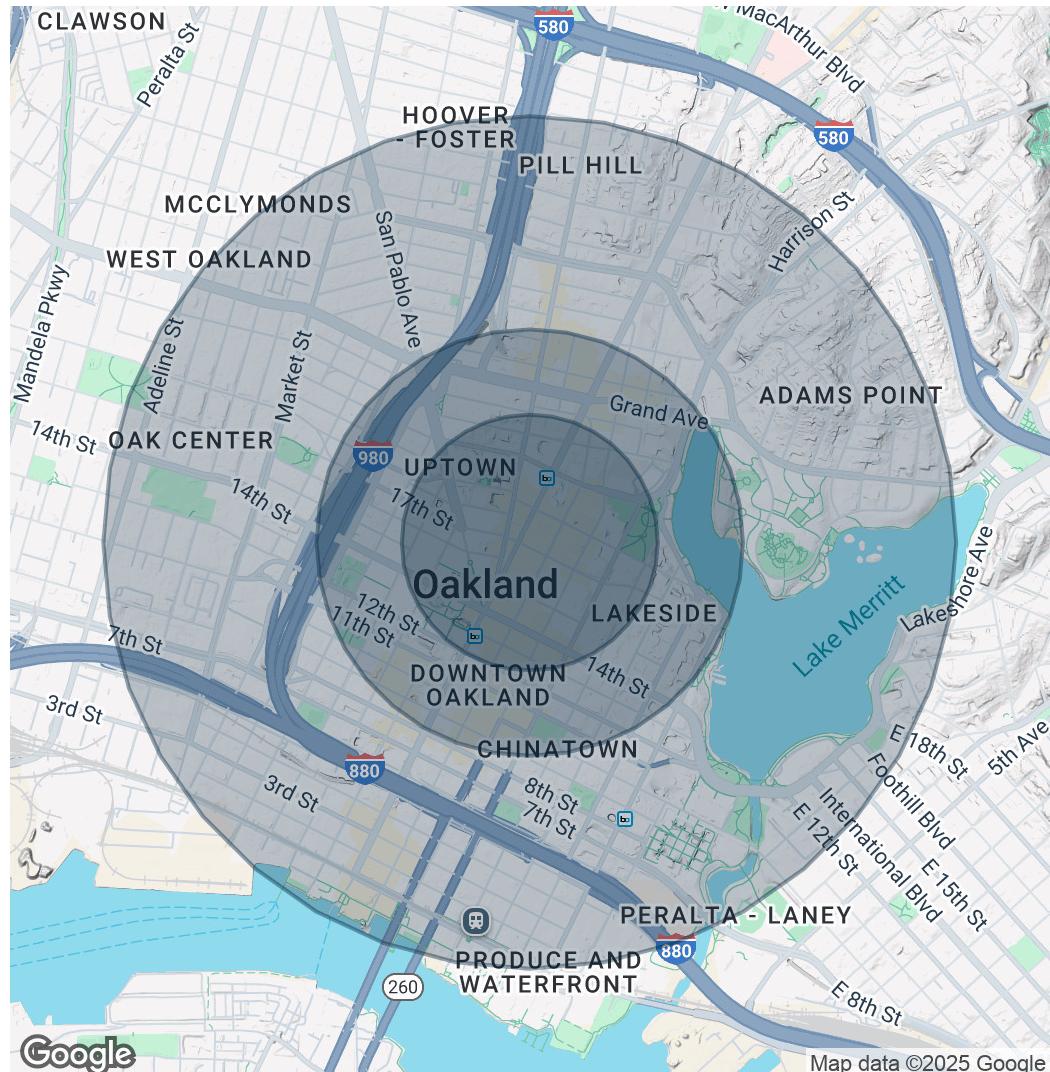
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,676	17,012	54,159
Average Age	45	46	43
Average Age (Male)	45	45	42
Average Age (Female)	46	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,280	9,628	27,335
# of Persons per HH	1.7	1.8	2
Average HH Income	\$108,718	\$113,407	\$128,719
Average House Value	\$928,422	\$872,899	\$973,345

Demographics data derived from AlphaMap



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