

3630 Telegraph Avenue, Oakland CA

~ Unique Live/Work Opportunity ~



- Former Mortuary Built in 1932
- Spanish Mission Revival style architecture
- Mixed Use, ground floor commercial with accessory residential upstairs
- Suitable for Single or Multiple Users
- Grand Formal Entry with large foyer
- Two Chapels with beautiful vaulted ceilings
- Multiple Private Offices
- Catering Kitchen + Secondary Kitchen
- Two Separate Apartments (2BR + Studio) plus massive home office
- Well Maintained, Many Improvements
- Prominent Street Signage
- Two Separate Parcels
- Lot Size = 17,689 Square Feet
- Zoning CN-2 (Front), RM-3 (Rear)
- Large Parking Lot for +/- 20 cars
- Recent uses include Wellness Center, Spiritual Community, and Art Gallery
- Strong Rental History
- Lease + Purchase Option considered
- To Be Delivered Vacant upon Sale
- Building Size is 9891 Square Feet (per public records)

Offering Price - \$2,995,000

