



4040 San Pablo Dam Rd

4040 San Pablo Dam Rd, El Sobrante, CA 94803

Prime Investment Opportunity!

Turn Key Ready!



Deborah Muth

RE/MAX Gold Commercial

5030 Business Center Dr, Suite 130, Fairfield, CA 94534

deb.muth60@gmail.com

707-689-3647



4040 San Pablo Dam Rd

\$1,195,000

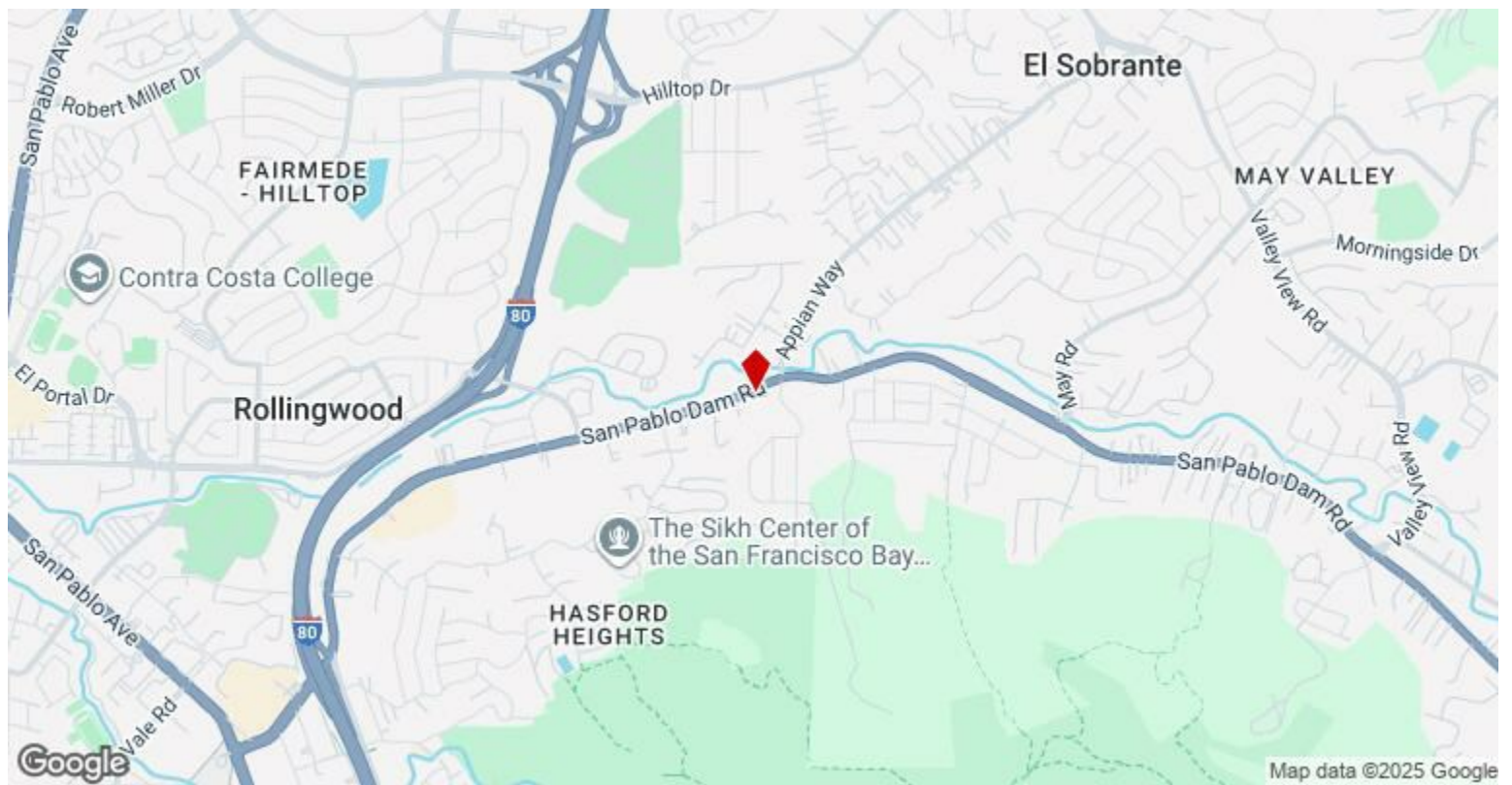
4040 San Pablo Dam Rd, El Sobrante
Prime Commercial Investment!
Same owners for over a half Century!

Welcome to 4040 San Pablo Dam Road, El Sobrante! A one-of-a-kind property that combines an established automotive shop with a retail space, offering a wide variety of business opportunities in a high-traffic location. Zoned R-B, this property is perfect for entrepreneurs looking to operate a business and take advantage of its versatility. Zoned R-B: Offering incredible flexibility for business owners; the zoning allows for a wide range of commercial uses, including retail, services, automotive businesses and more...

- Great location!
- Excellent visibility!
- Fenced Lot!
- Owner-user potential!



Price:	\$1,195,000
Property Type:	Automotive Services, Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	7.41%
Lot Size:	0.17 AC
Gross Building Area:	3,615 SF
No. Stories:	1
Year Built:	1945
Tenancy:	Multi
Parking Ratio:	5/1,000 SF
Zoning Description:	R-B
APN / Parcel ID:	420-192-013-1
Walk Score ®:	61 (Somewhat Walkable)



Turn Key Ready - Start Making Money Today!

Property Photos



Building Photo



Building Photo

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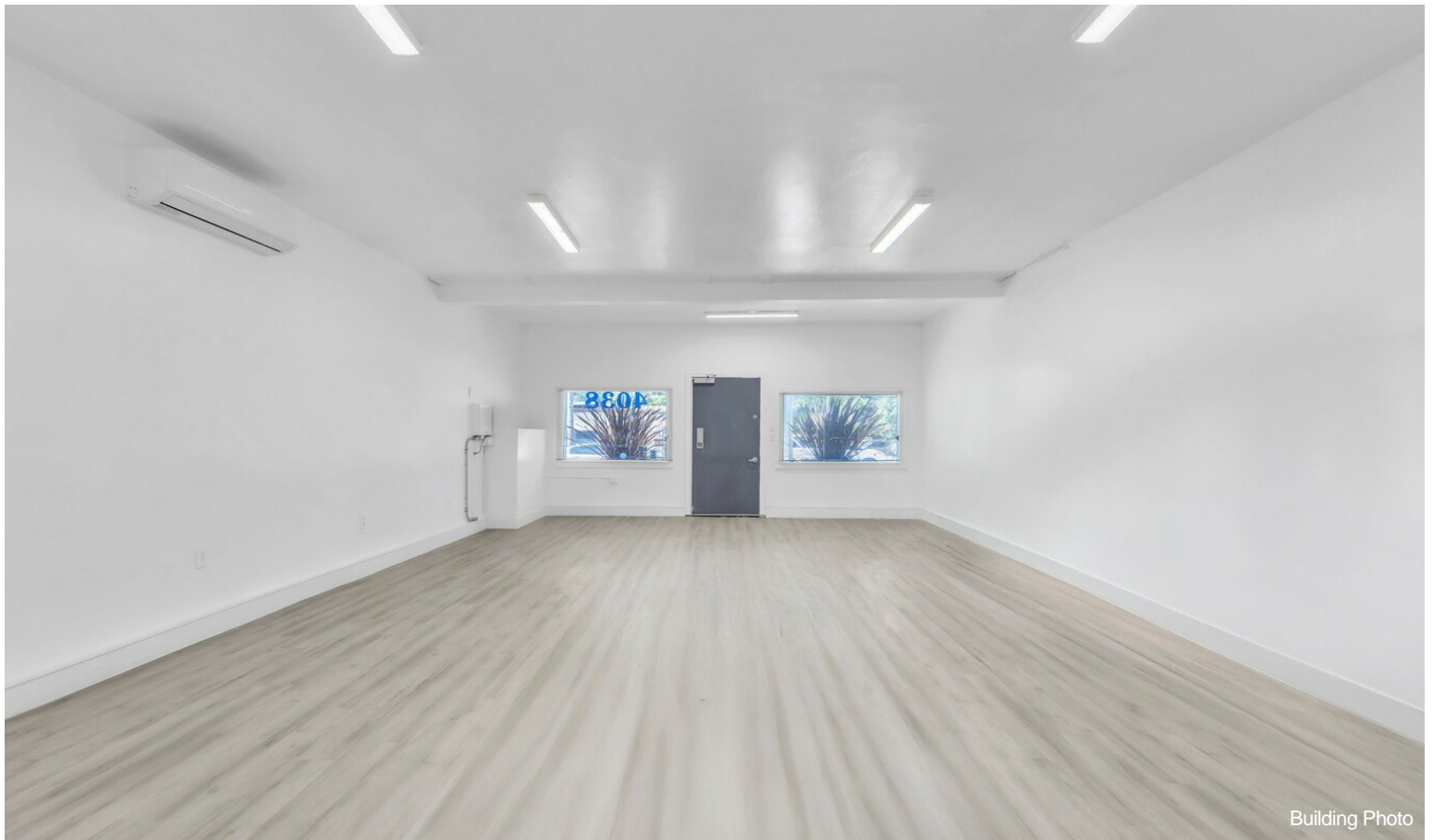


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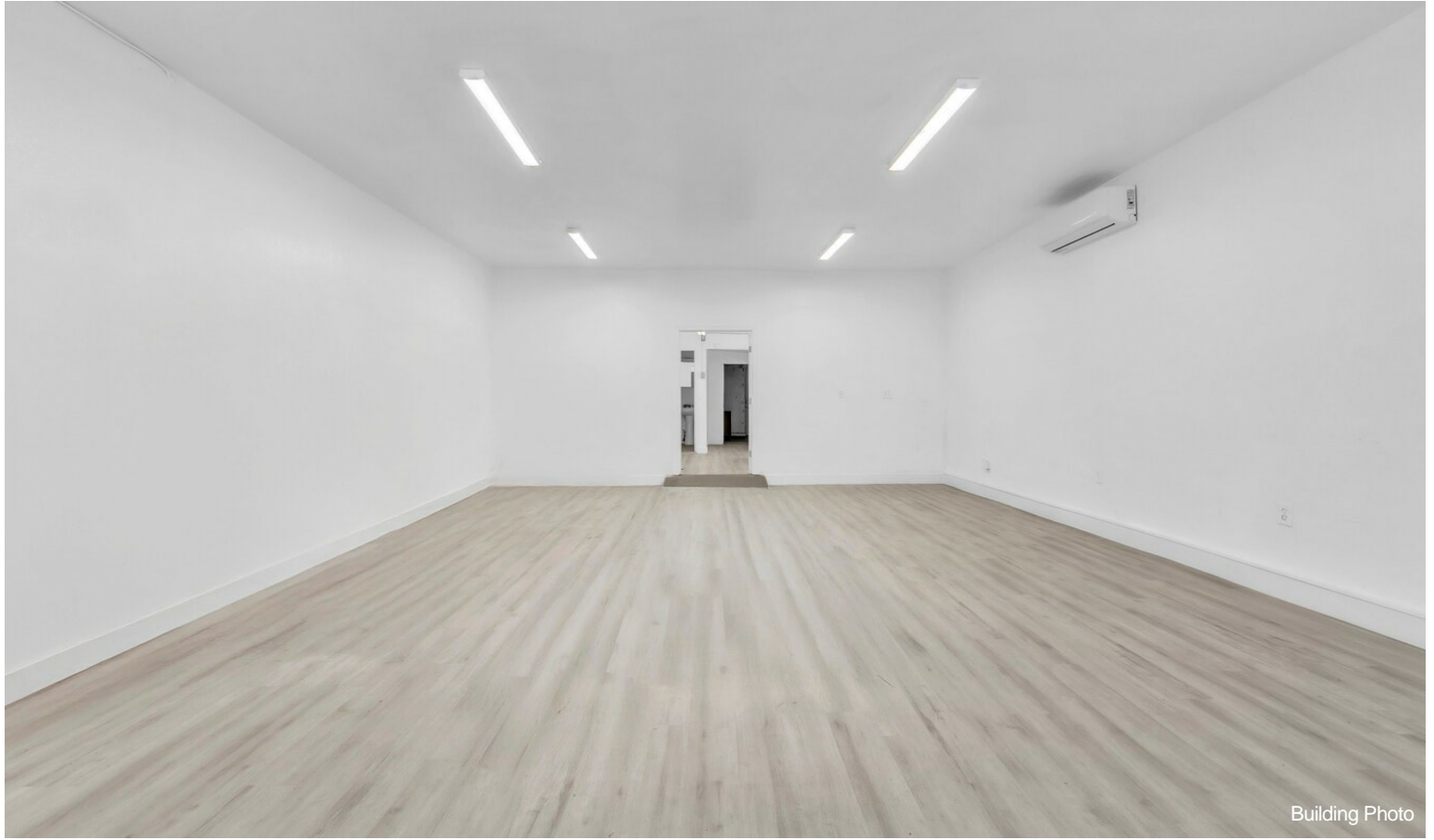


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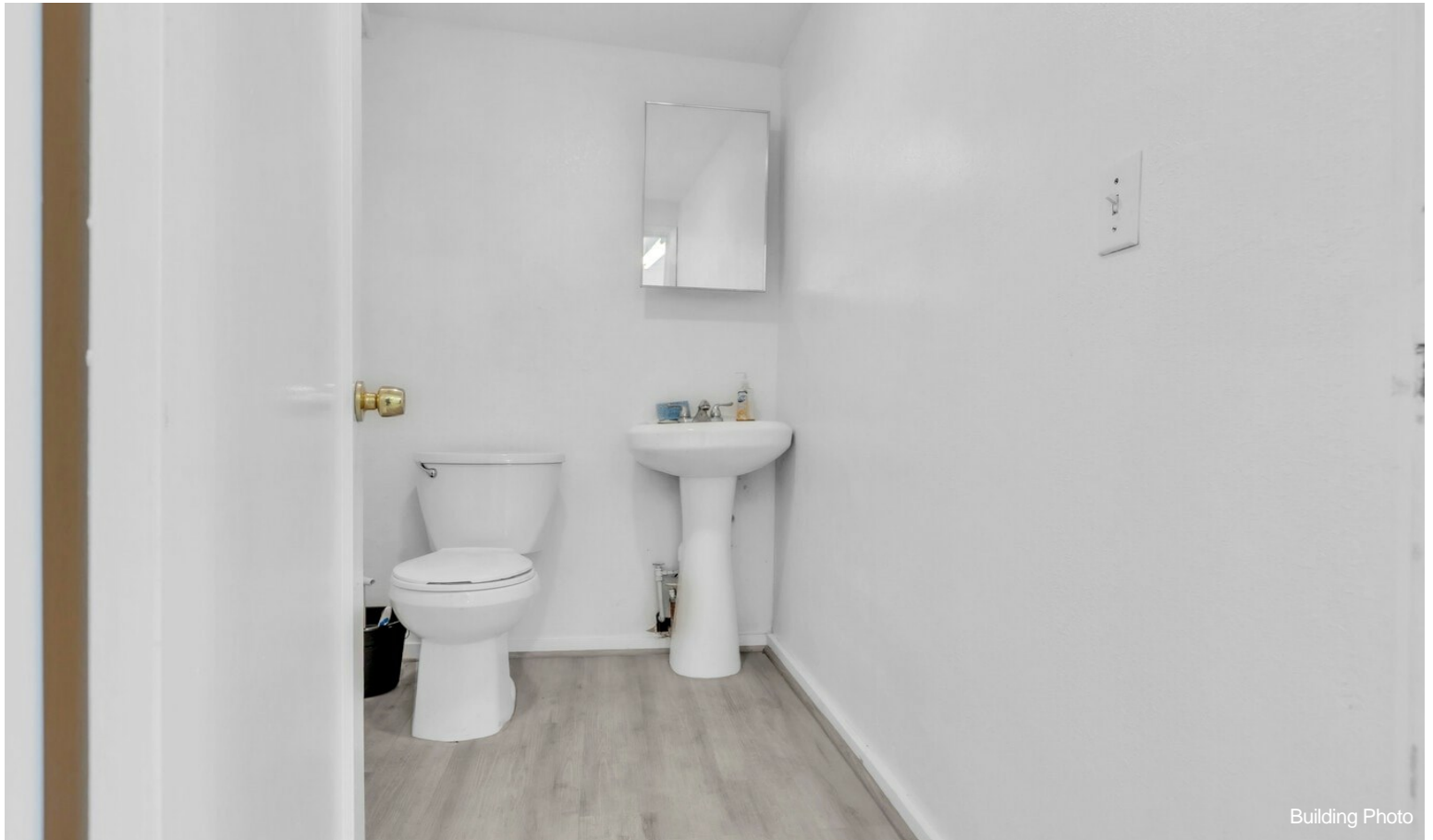


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