



4040 San Pablo Dam Rd

4040 San Pablo Dam Rd, El Sobrante, CA 94803

Prime Investment Opportunity!

Turn Key Ready!



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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

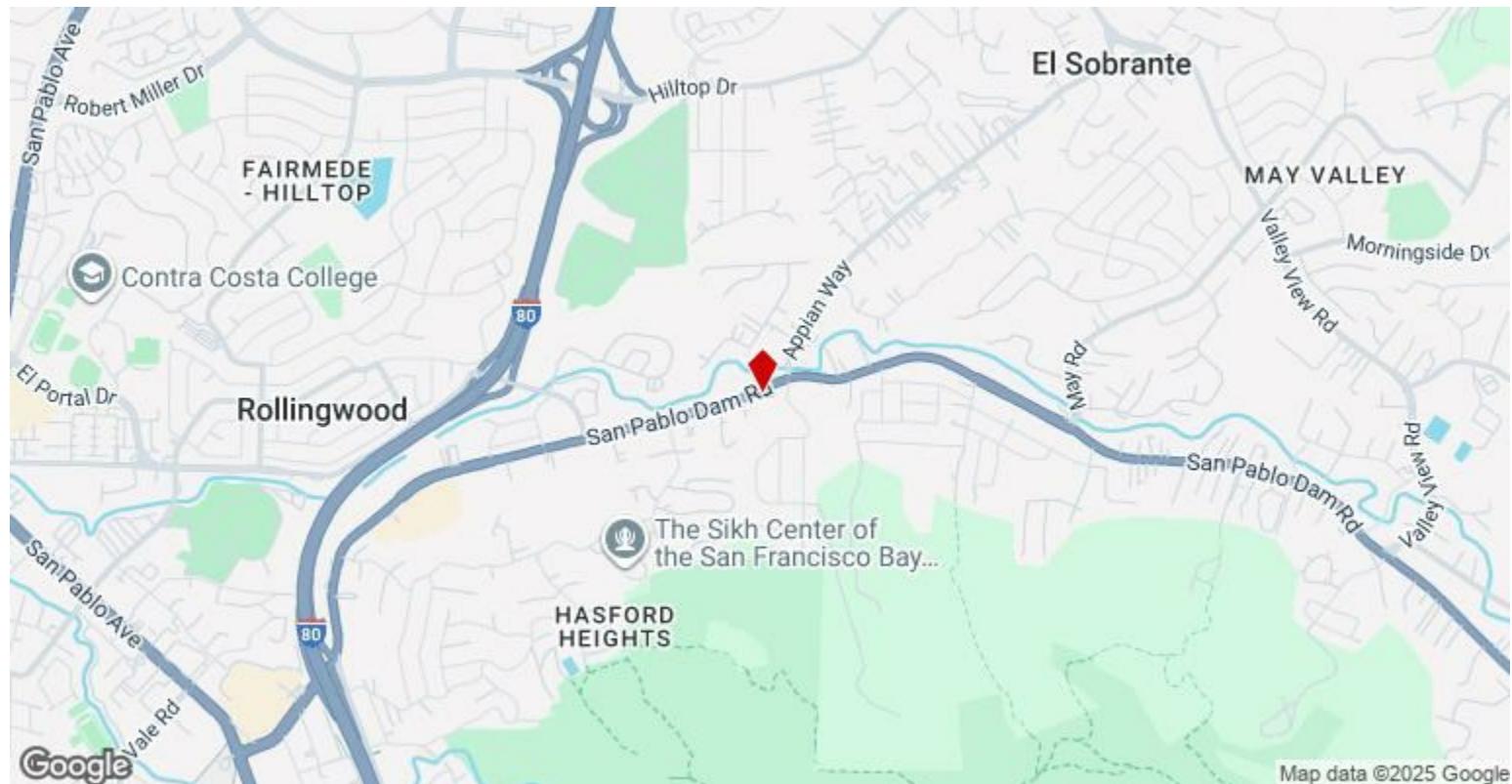
Tenancy: Multi

Parking Ratio: 5/1,000 SF

Zoning Description: R-B

APN / Parcel ID: 420-192-013-1

Walk Score ®: 61 (Somewhat Walkable)

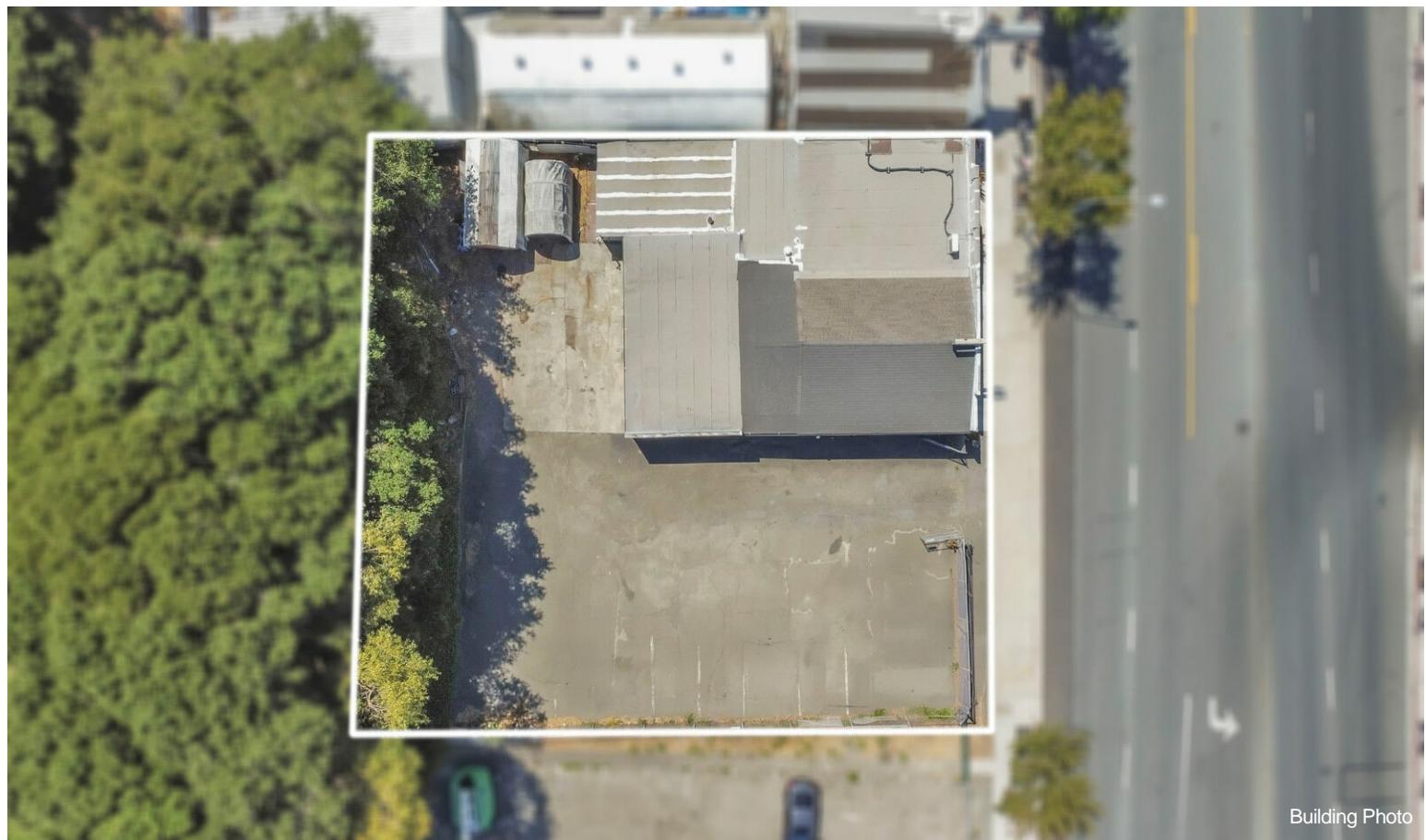


Turn Key Ready - Start Making Money Today!

Property Photos



Property Photos



Building Photo



Building Photo

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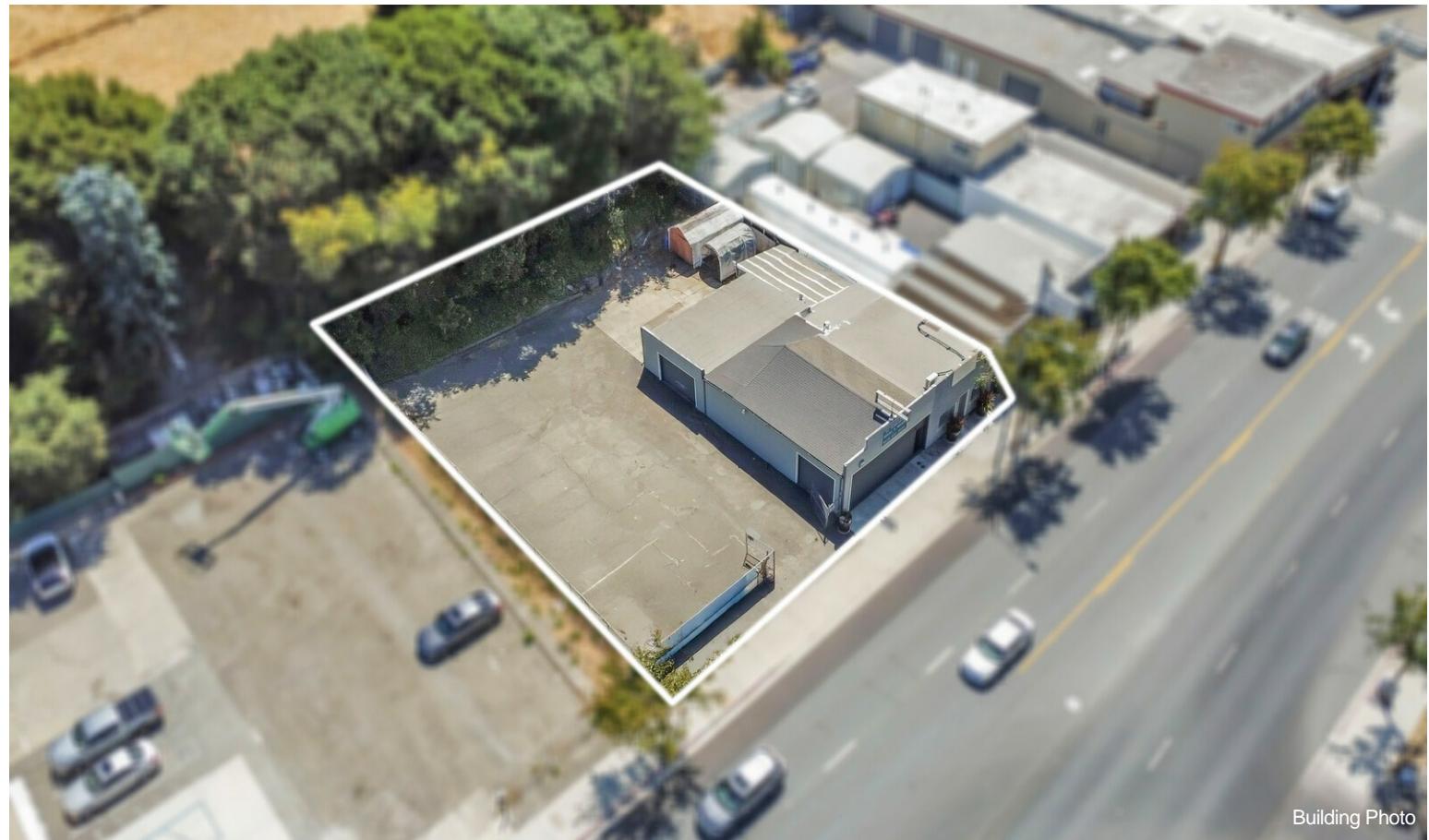
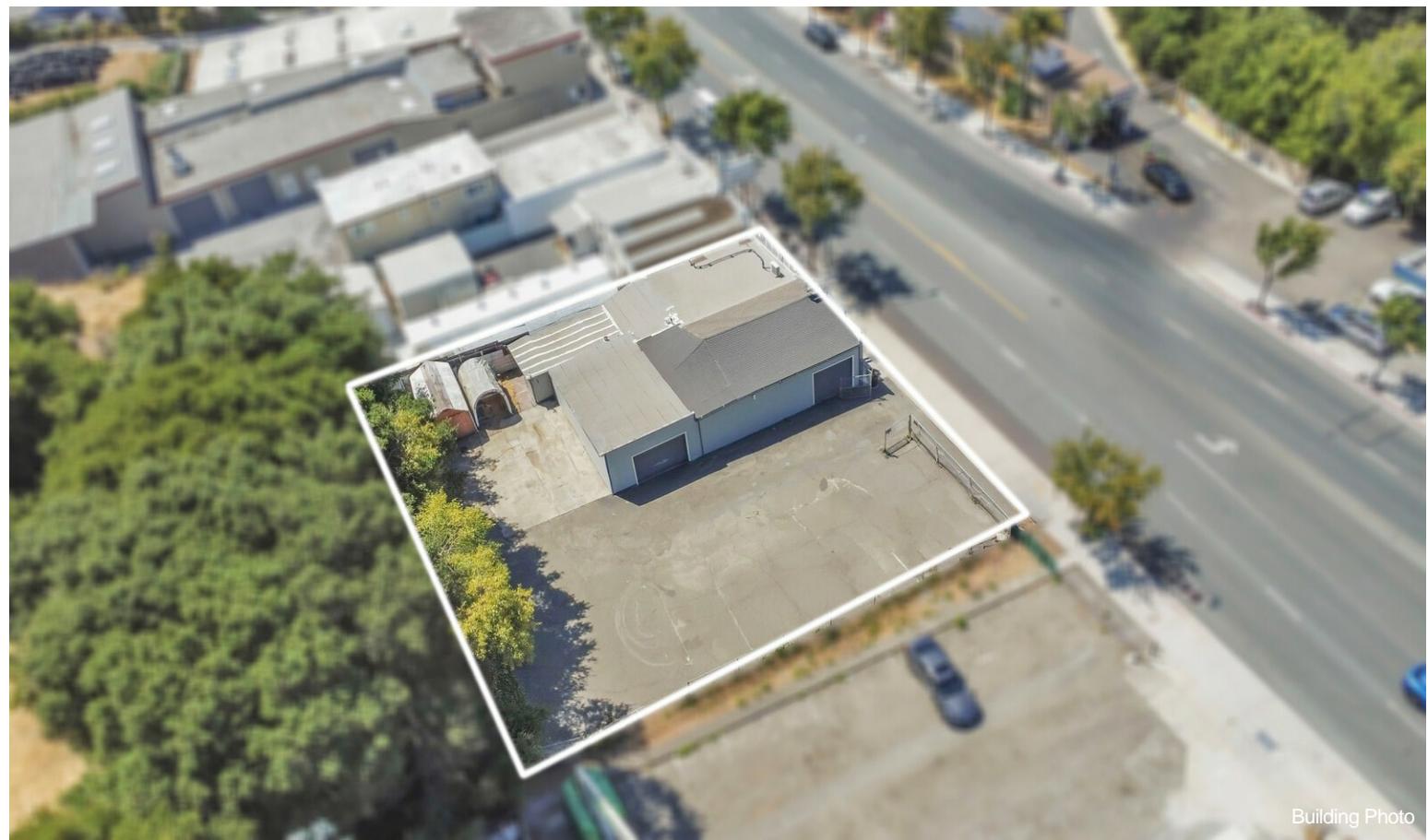


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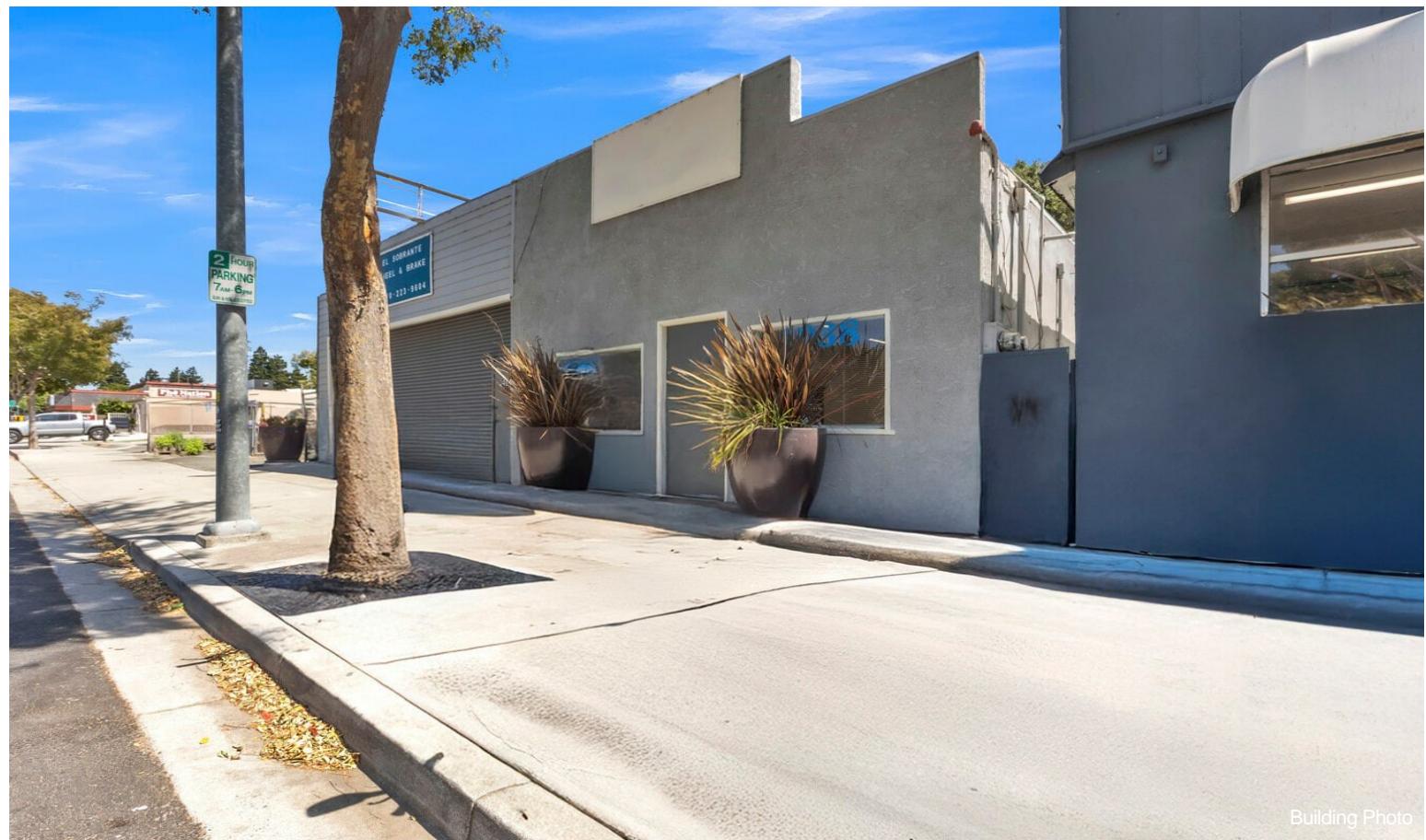
Property Photos



Property Photos



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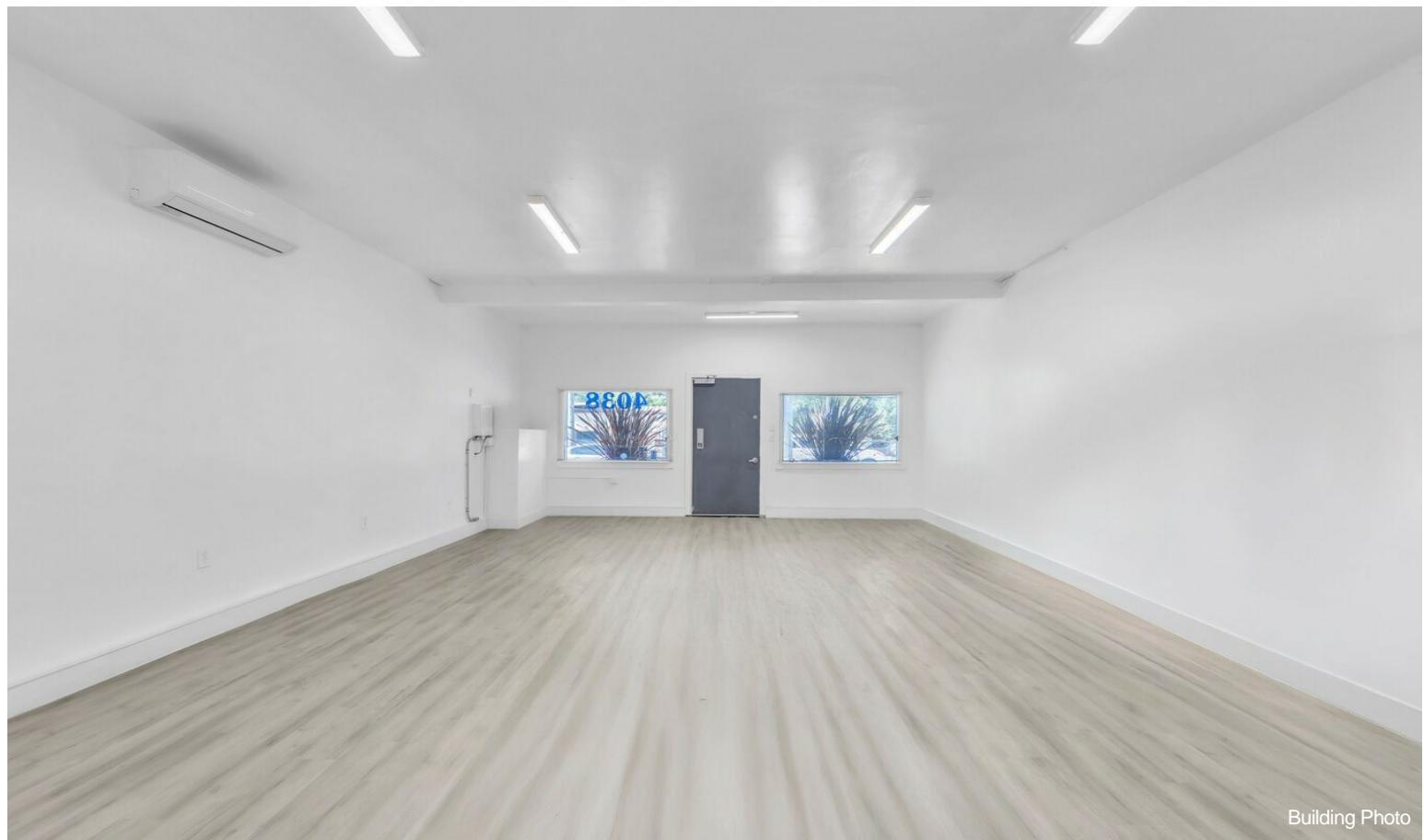


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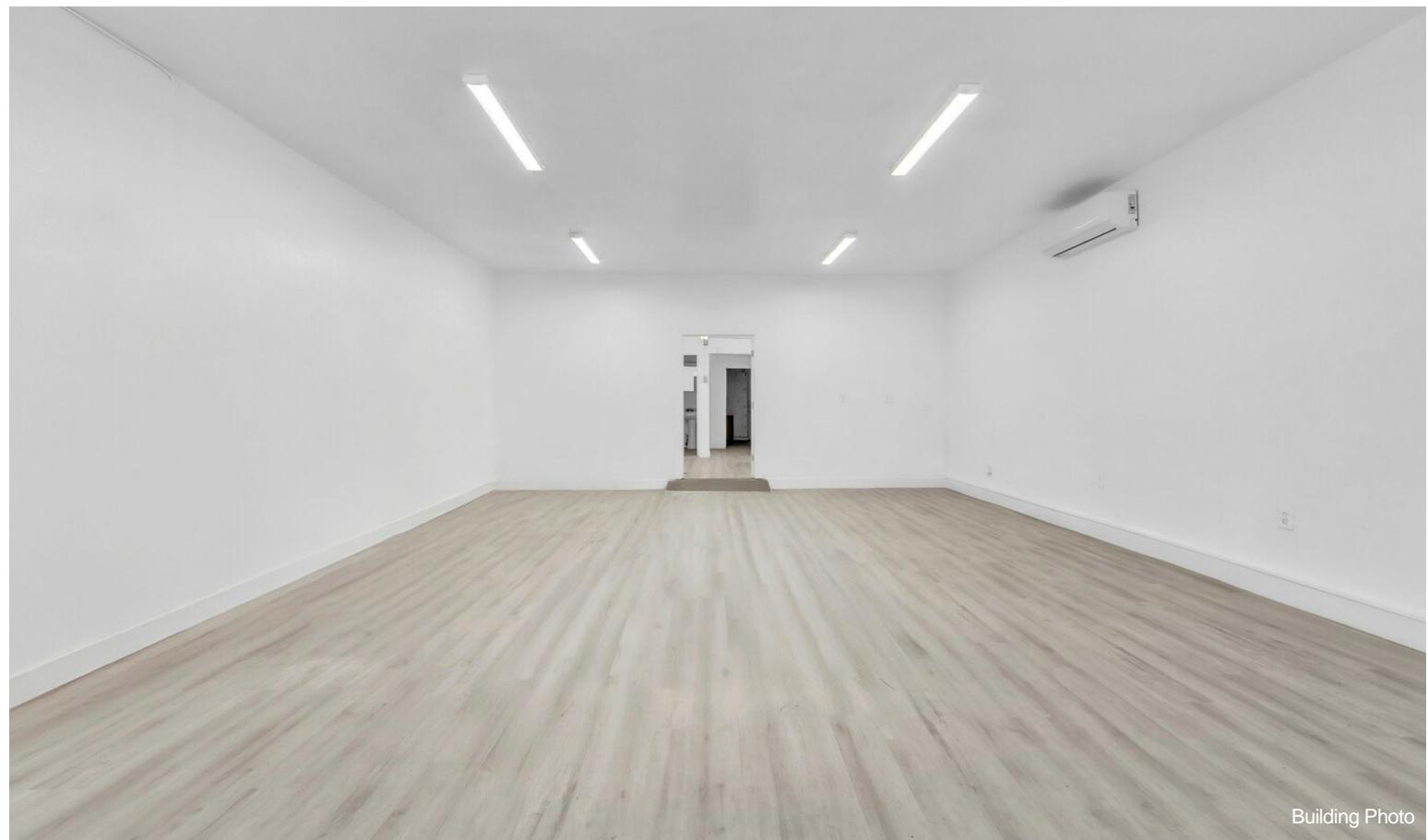


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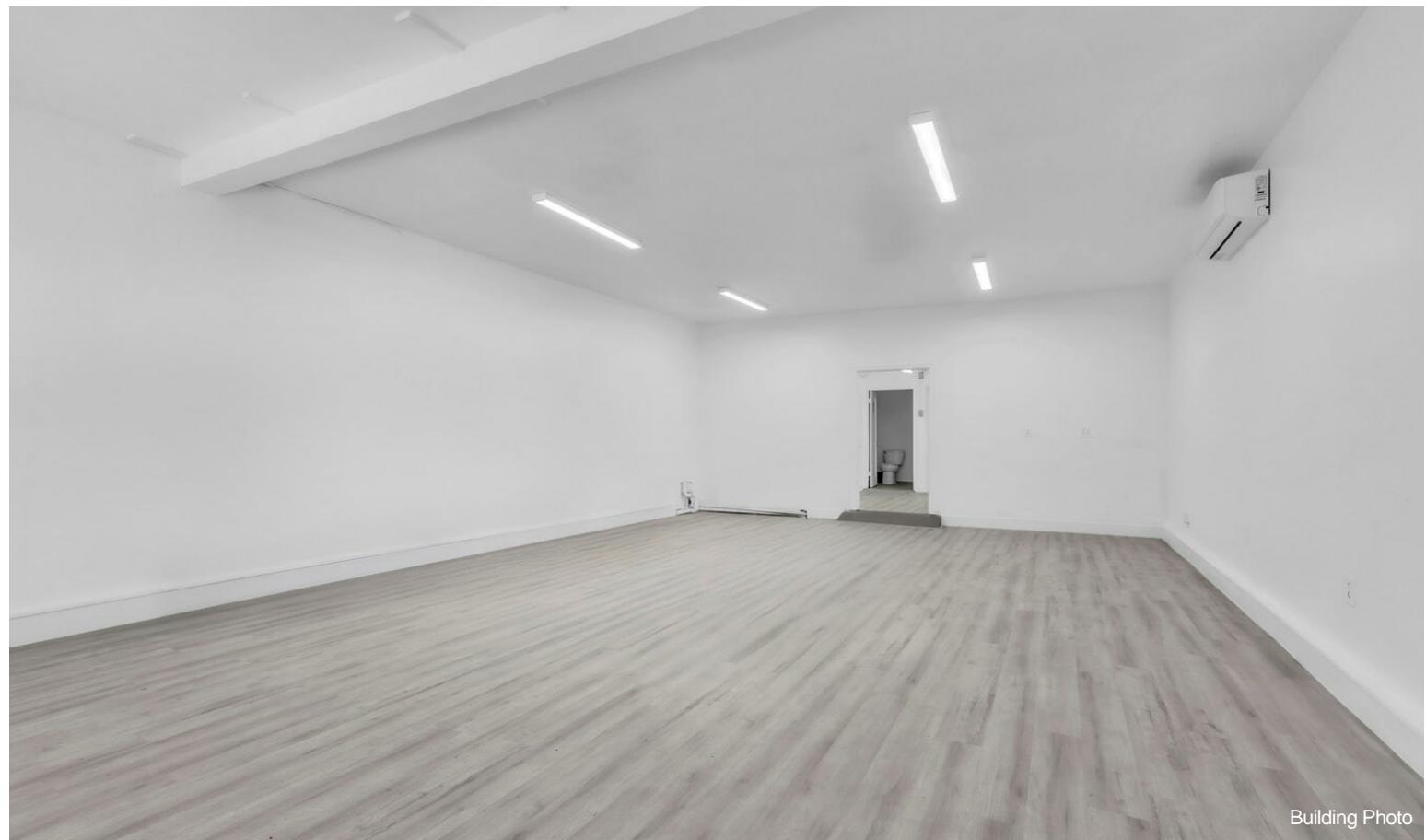


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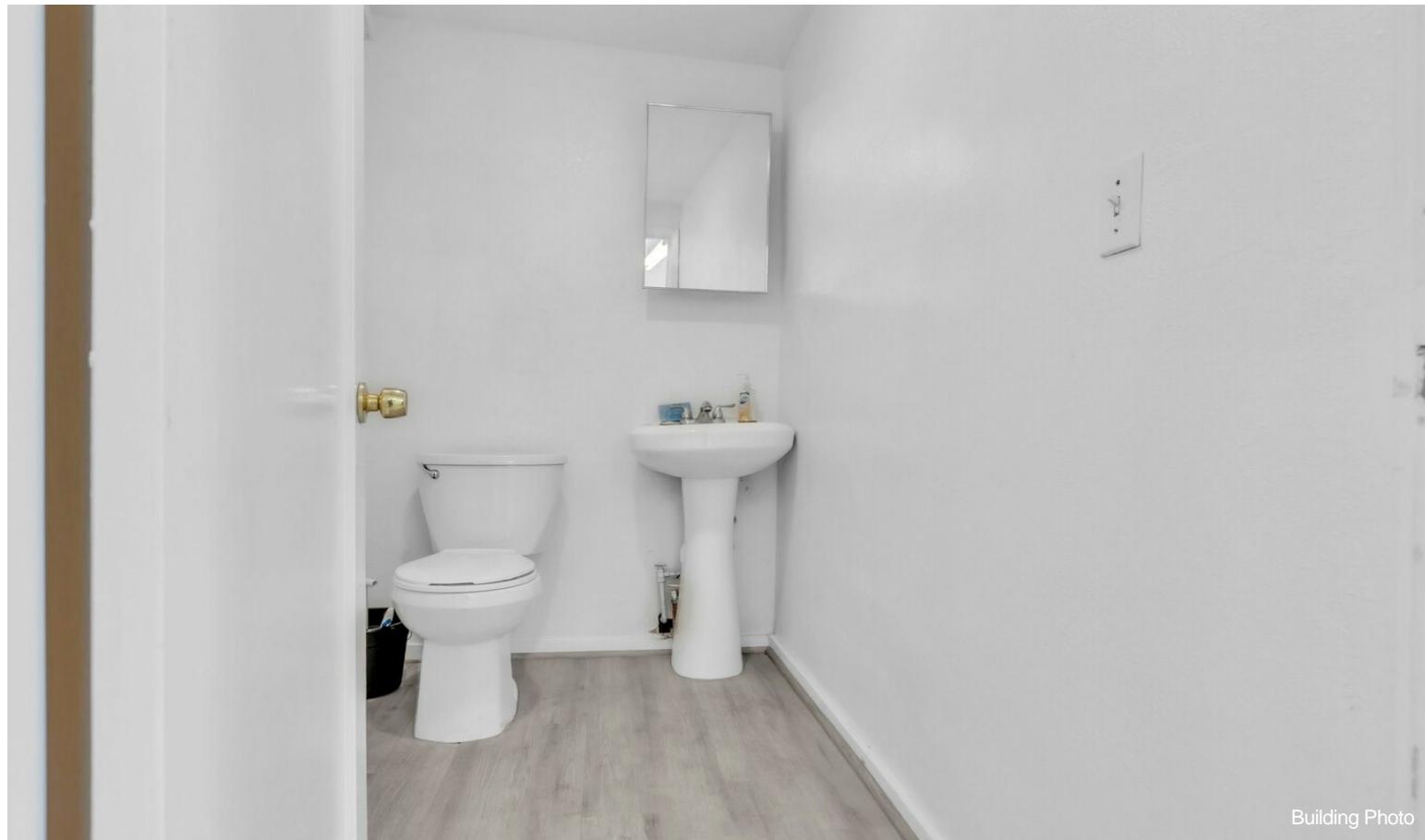


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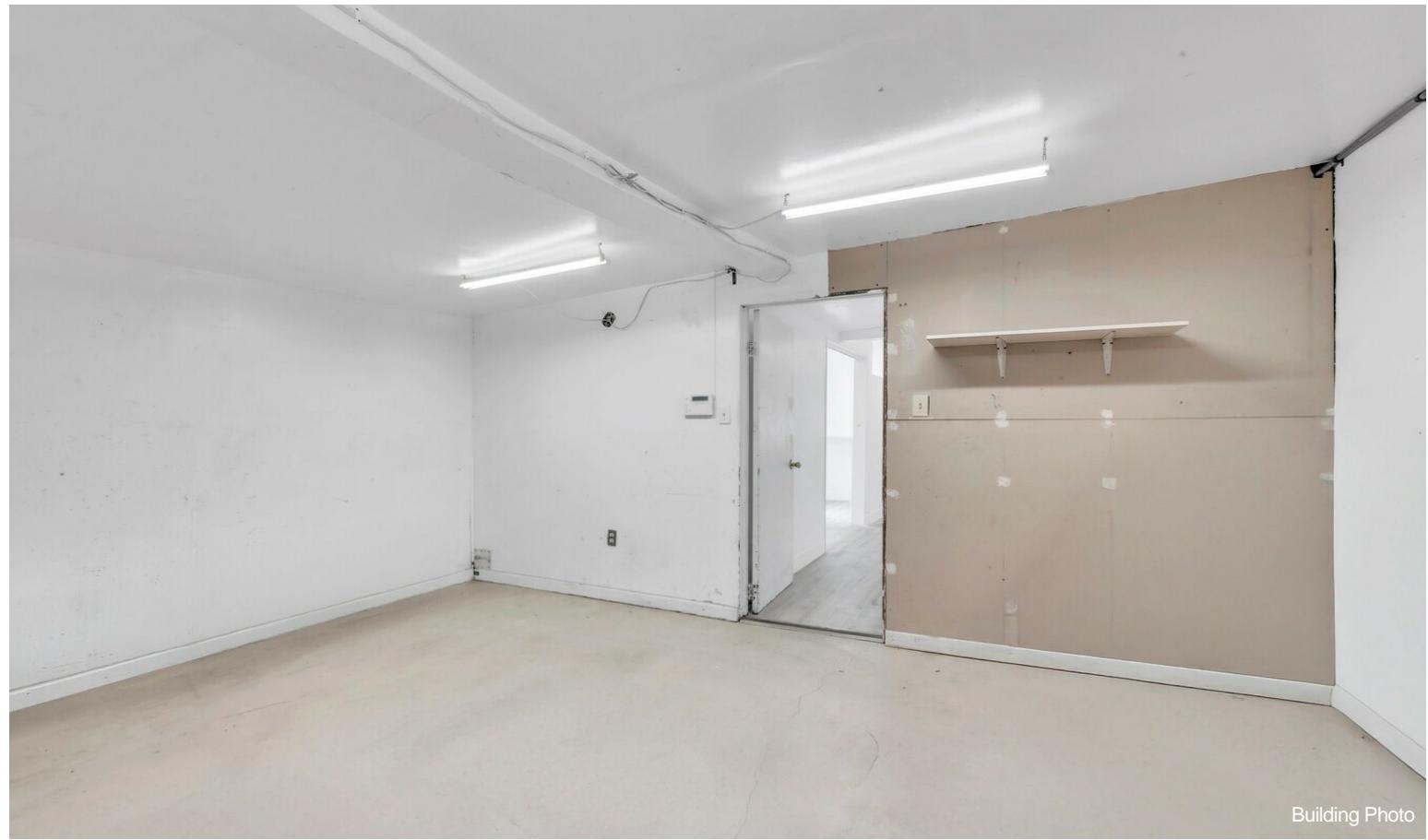


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