



2551 San Pablo Ave.

FOR SALE

**BEST WEST BERKELEY DEVELOPMENT DEAL
or FIXER!!!**

LOCATION

2551 San Pablo Ave.
@ Blake St.

OFFERED AT

\$1,950,000

PROPERTY HIGHLIGHTS

- Huge Corner Lot
- Charming old buildings
- Massive development potential
- 2551 San Pablo - ±2,430 sq.ft. corner bldg.
- 2555 San Pablo - ±840 sq.ft. back bldg.
- 1108 Blake - ±1,500 sq.ft. rear bldg.
- Leaves ±9,230 sq.ft. of yard space
- Short term tenants
- Commercial West Berkeley zoning (C-W)
- New 6-story/63 unit Grinnell apartments next door, 4-story Poet's Place residential hotel one block
- Nearby food: Caffe Chiave, Long Branch Saloon, Le Pho Vietnamese
- 92 Walk/Bike, close to Interstate 80 Ashby on ramp.

SIZE

±14,000 sq. ft. Parcel



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