

Multi-Tenant Value Add Investment Opportunity



FOR SALE

2741 10TH STREET
WEST BERKELEY, CA

Four (4) Light Industrial Warehouse Units, (3) Leased



**CUSHMAN &
WAKEFIELD**

2741 10TH STREET WEST BERKELEY, CA

Property Details

Lot Size	14,240 SF/.33 acres
APN	54-1744-22-4
Building	10,630 SF Brick Building with Seismic Retrofit
Unit 1	3,337 SF Vacant / Market Ready
Unit 2	2,287 SF Leased
Unit 3	2,823 SF Leased
Unit 4	2,183 SF Leased

***Diverse mix of Tenants*

Property Highlights

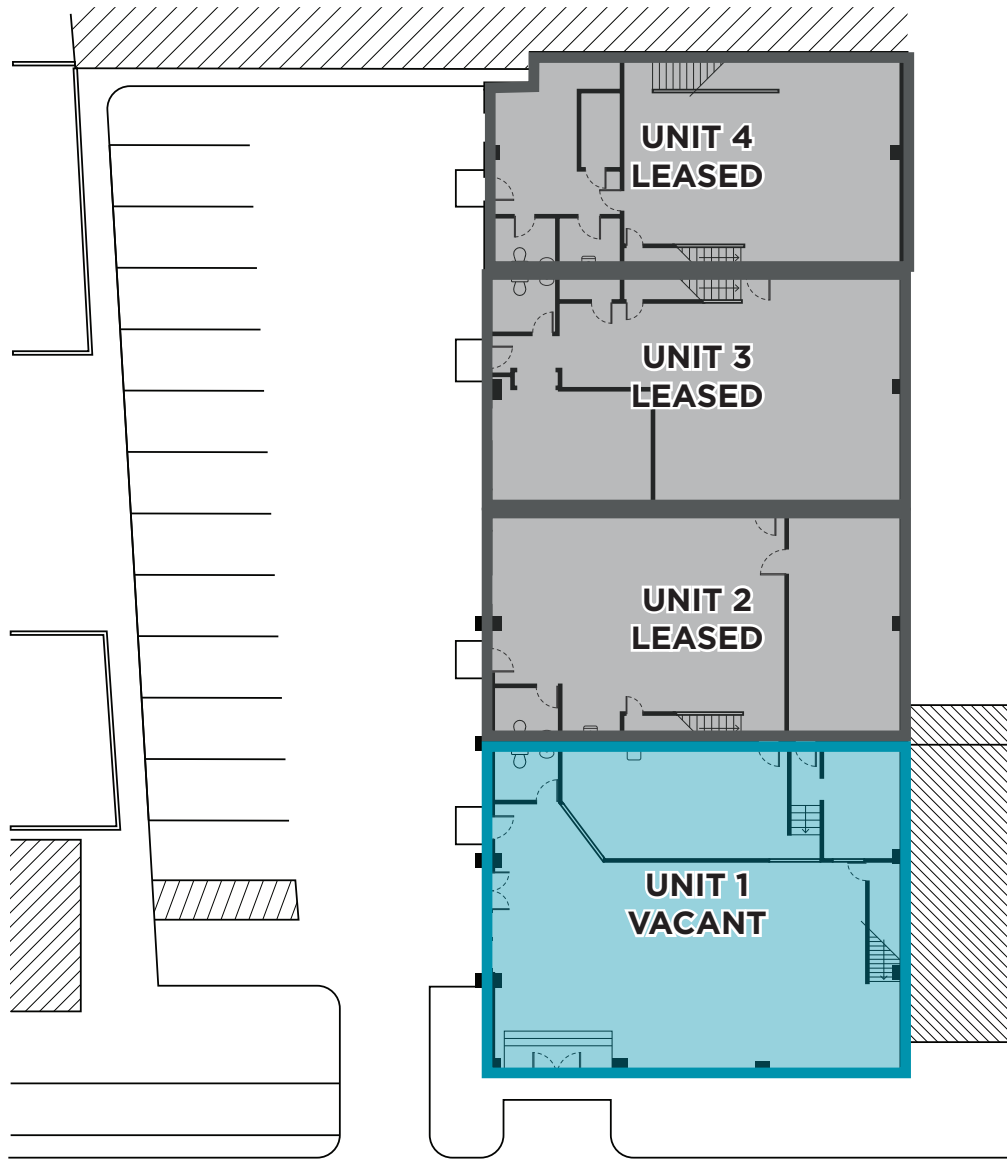
- Meticulously Maintained Property. Pride of Ownership
- Property 69% Leased
- Polished Concrete Floors
- Renovated Interiors
- High Ceilings
- Three (3) Oversized Skylights per Unit
- Excellent Natural Lighting
- Gated parking lot with 13 parking spaces
- Grade Level Loading for each unit
- Zoning: MUR
- 2 Blocks to Ashby. Walking Distance to Restaurants; Berkeley Bowl, Juans Place, Cellar Mark Brewing, Kaiser Hospital, Bank of America, etc.
- Excellent Investment or Owner/User Opportunity in the Heart of West Berkeley. Property offers secure, stable cash flow with upside.

***Roof Needs Replacement*

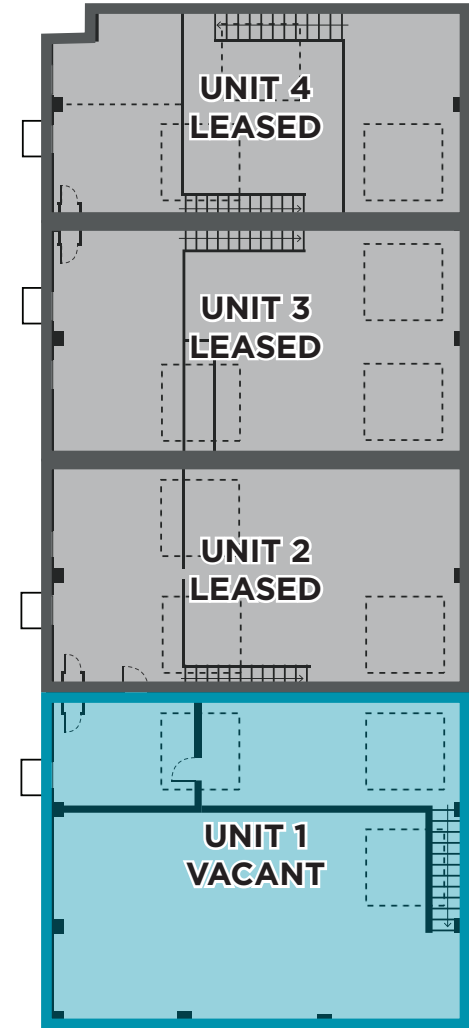
SALE PRICE: \$2,650,000



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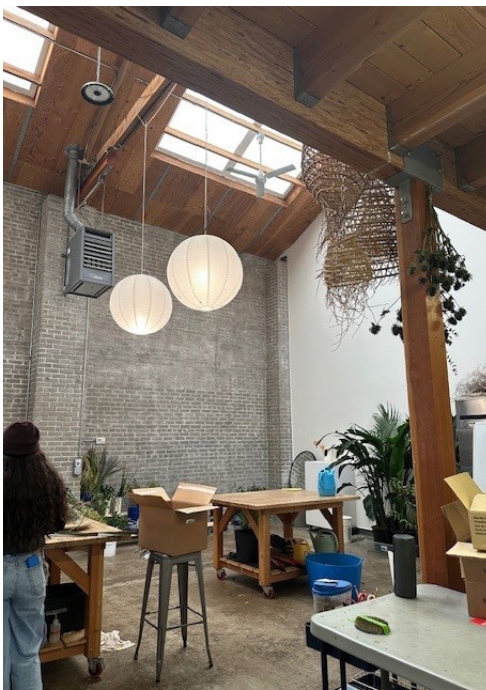
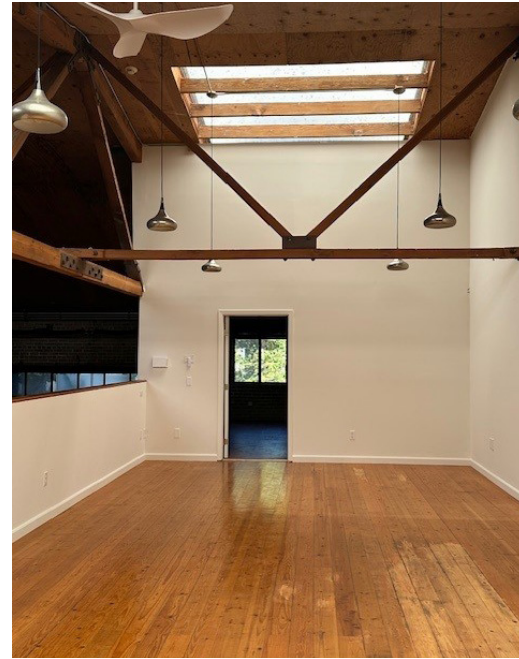


First Floor Plan



Mezzanine Floor Plan

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Amenities Map



2741 10th Street

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