

# 4917 International Blvd

OAKLAND, CA 94601



## Property Description

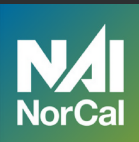
Introducing 4917 International Blvd, a prime retail property strategically located on a main route to Oakland's Central Business District. This freestanding building offers 12,770 square feet of versatile space, featuring a retail storefront, a large warehouse area, a roll-up dock door, and a convenient loading dock. The layout also includes four private offices, enhancing functionality for business operations. With excellent signage potential, this property is designed to support retail success. Situated just off a major street, the property provides high visibility and significant exposure to both foot and vehicular traffic. Ideal for Exchange Buyers, it comes with inspections and reports readily available for review. Its prime location is further elevated by excellent transit connections, including proximity to Fruitvale Station and easy access to Oakland International Airport, ensuring convenient accessibility for customers and employees alike. This is a unique opportunity for investors or businesses looking for a well-positioned retail space in Oakland's thriving commercial landscape.

## Offering Summary

<b>Sale Price:</b>	\$3,695,000
<b>Lot Size:</b>	16,988 SF
<b>Building Size:</b>	12,770 SF
<b>NOI:</b>	\$264,000
<b>Cap Rate:</b>	7.14%

## Highlights

- Within an opportunity zone, providing potential tax incentives and benefits for investors.
- Second position seller loan available with favorable terms, making this an attractive option for buyers.
- A great exchange property with inspections and reports readily available for added confidence.
- Available for purchase, lease, or lease with the option to buy.



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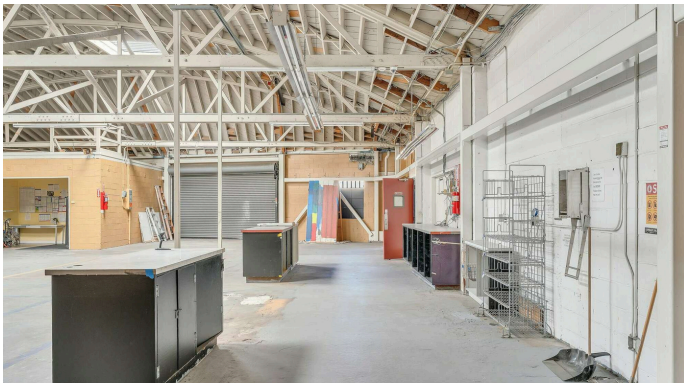
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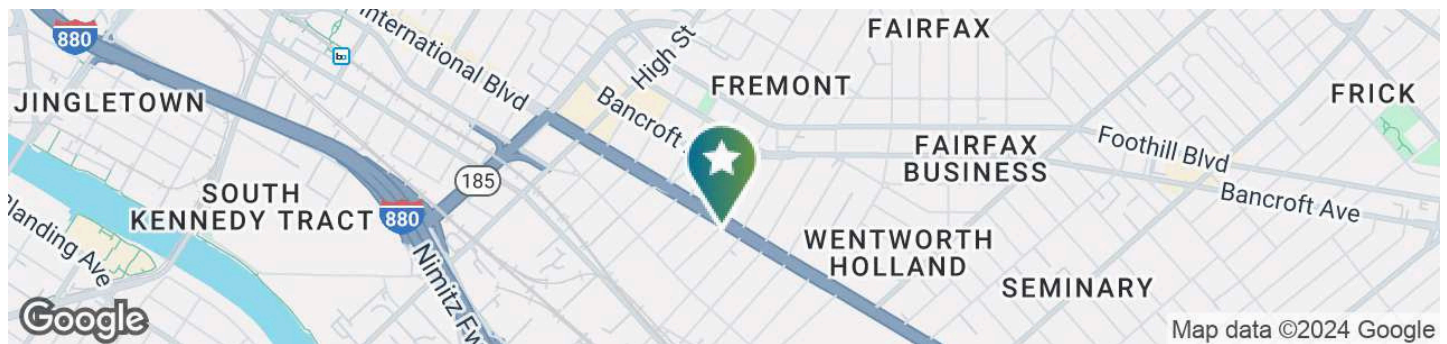
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**Additional Photos**



**Location Information**



**For More Information**

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