

**RED
OAK**
REALTY



2903 SACRAMENTO STREET, BERKELEY

3-unit mixed-use building consisting of ±1,094 sq.ft. house, ±1,718 sq.ft. office, ±832 sq.ft. of additional commercial space.*

The office space was remodeled in 2002 and features four separate rooms - currently leased to therapists on short term leases. Also included is a spacious reception area, kitchenette, ADA-accessible bathroom, exterior wheelchair lift, and side yard with patio.

The residential unit is 2BD/1BA with detailed hardwood floors, in-unit laundry, and vinyl dual-pane windows throughout.

The third unit (commercial) will be delivered in shell condition and has a variety of potential commercial uses allowed under Berkeley's C-SA zoning district.**

Included in the sale are preliminary draft plans to add 3 additional therapy rooms to the current office suite - and build out the third commercial unit into a 6 room therapy suite.***

Offered at \$1,550,000

2903Sacramento.com



Garabedian & Lobel Team

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*All square foot measurements are per Architectural Plans from Resource Concepts Inc. **Buyer is advised to conduct their own investigation with the city prior to proceeding with the purchase, and to rely solely on their own investigation. ***Architectural plans are included. Neither seller nor listing agent has verified the accuracy of any of these sources of information nor represent that these plans will be approved by the local building department. Buyer must conduct their own investigation with the city and appropriate professionals and rely solely on that investigation.



