

PRIME DEVELOPMENT OPPOTUNITY



1856 ALMOND AVENUE ▸ WALNUT CREEK

- 2 Bedrooms / 2 Bathrooms
- Approx. 1,330 Sq.Ft. of Living Space
- 7,440 SqFt / .17 Acre Lot
- *3 Existing Approx. 200 Sq.Ft. Detached Studios*



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PRICED AT \$1,198,000

FOR PROPERTY INSPECTION
REPORTS, SELLER
DISCLOSURES & ADDITIONAL
INFO, SCAN THIS CODE:



INVESTMENT REAL ESTATE COMPANY

• RESIDENTIAL SALES • INCOME PROPERTIES •
• 1031 EXCHANGES • LAND AND DEVELOPMENT •



- **Main Residence:**
 - › 2 Bedrooms / 2 Bathrooms
 - › 1,330 Sq.Ft. of Living Space
 - › Built in 1932
 - › Classic Architectural Details
 - › Original Hardwood Flooring
 - › Period Style Character
 - › Expansion Opportunities
- **3 Existing Detached Studios:**
 - › 3 Studios with Full Bathrooms
 - › Approximately 200 Sq.Ft. Each
 - › Endless Possibilities or Flexibility for Expansion
 - › Use as Rentals, In-Law Suites, Home Office or Gym
- **Expansive Lot:**
 - › 7,440 Sq.Ft. / .17 Acre Lot
 - › Expand Main Residence or Studios
 - › Substantial Development Potential
- **Property Highlights:**
 - › High-Demand Area Located in Core Downtown District
 - › Cash Flow Potential
 - › Significant Upside for Developers, Investors, or End-Users Seeking to Expand or Reimagine
 - › Unmatched Location
 - › Walking Distance to Broadway Plaza's Upscale Shopping & Dining, Multiple Bart Stations, Top-Rated Schools, Parks, Entertainment, and Ongoing Urban Growth
- **Note:** Buyer to Verify Square Footage, All Zoning, Planning, & Permit Process with City of Walnut Creek on Requirements/ Use. A Historic Evaluation is Required with the City before Submitting Plans for Improvements to 1932 Main House