



# 1259 Park Ave.

## FOR SALE

### EMERYVILLE FLEX/R&D CONDO

#### PROPERTY HIGHLIGHTS

- Known as the Fisher Body Building
- Three secure interior parking spaces
- 10x12 grade-level truck door
- Approx 800 sq. ft. of office space
- Common area lobby/restrooms
- Handicap ramp to lobby
- Full unit HVAC/sprinklers/skylights
- 200 Amps of 240 volts power (buyer to verify)
- HOA monthly \$450 covering internet, garbage, and maintenance
- Emery-Go-Round shuttle to BART
- Near eateries such as Arizmendi's bakery/pizza, Rudy's cafe, and Los Cantaros

#### LOCATION

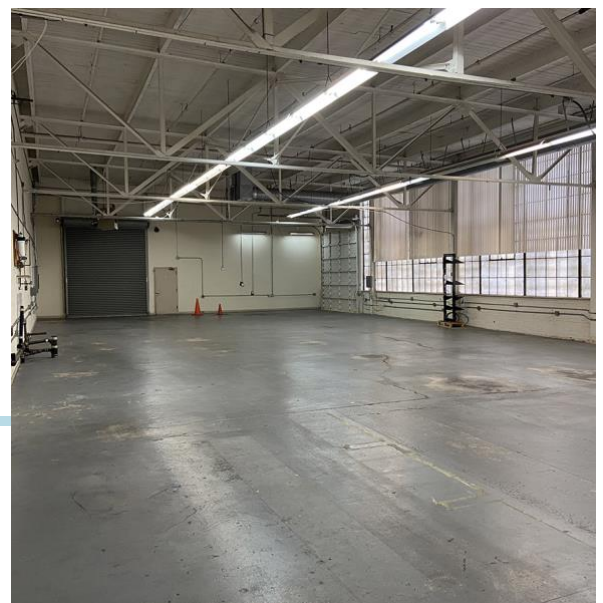
1259 Park Ave  
Emeryville

#### OFFERED AT

\$1,500,000

#### SIZE

±4,460 sq. ft.



**NORHEIM  
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