



1429-1433 High St

1429-1433 High St, Alameda, CA 94501



Gregg McGlinn

Cerda-Zein Real Estate
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1429-1433 High St

\$1,750,000

Prime 1031 Upleg Opportunity. An historic building (though not on Alameda City Historical Buildings Lists) in great location across from Lincoln Park, on main bus line, and close to amenities like Encinal Market.

Property may be purchased for a reliable income stream with a long term solid tenant base, or for development potential; Allowable height limit of 45ft, no additional parking required as located on major bus line. Buyer must independently verify any and all potential agency requirements and/or restrictions, as part of their own due diligence....

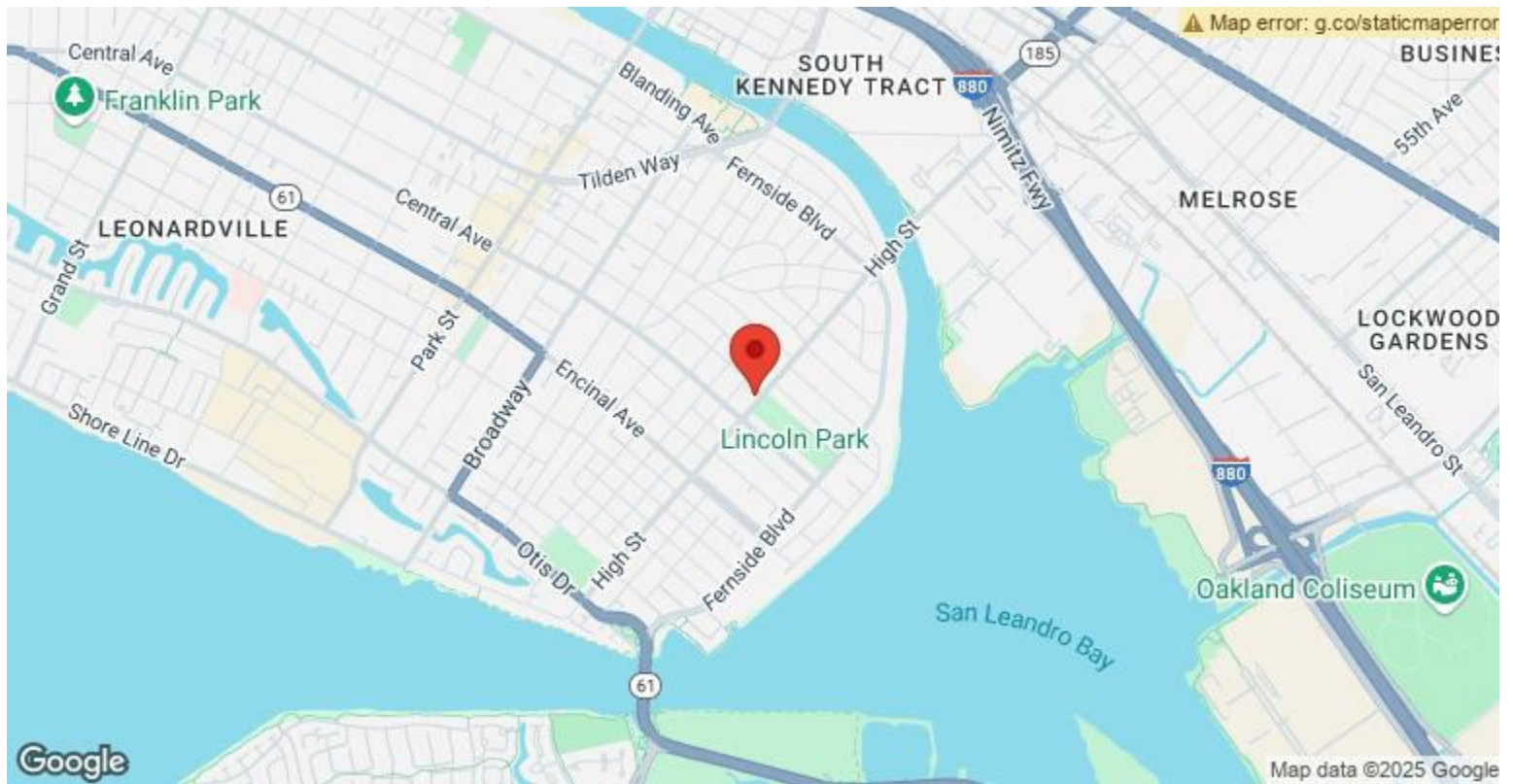
- Prime Location
- Classic architecture
- Possible development opportunity



Price:	\$1,750,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.29%
Lot Size:	0.01 AC
Gross Building Area:	4,250 SF
No. Stories:	1
Year Built:	1910
Tenancy:	Multiple
Parking Ratio:	1.31/1,000 SF
Zoning Description:	C4
APN / Parcel ID:	069-0094-004-02
Walk Score ®:	84 (Very Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cycle City	1,900	March 2027
Joy Kids USA	-	August 2022



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Property Photos

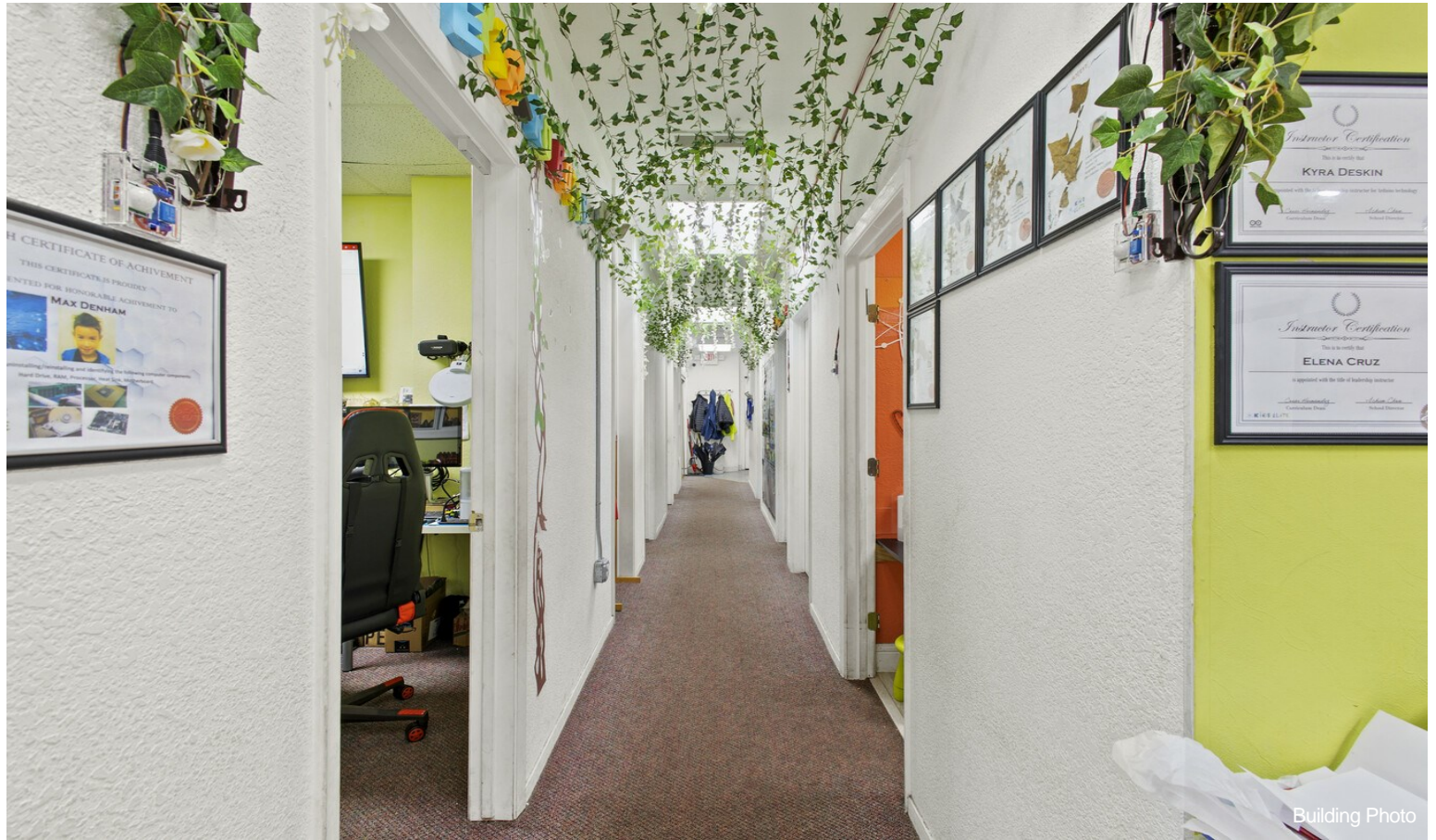


Interior Photo



Interior Photo

Property Photos



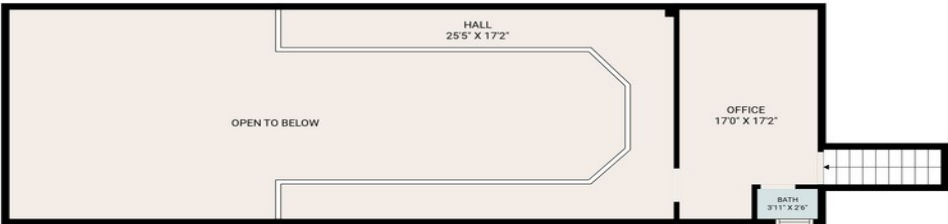
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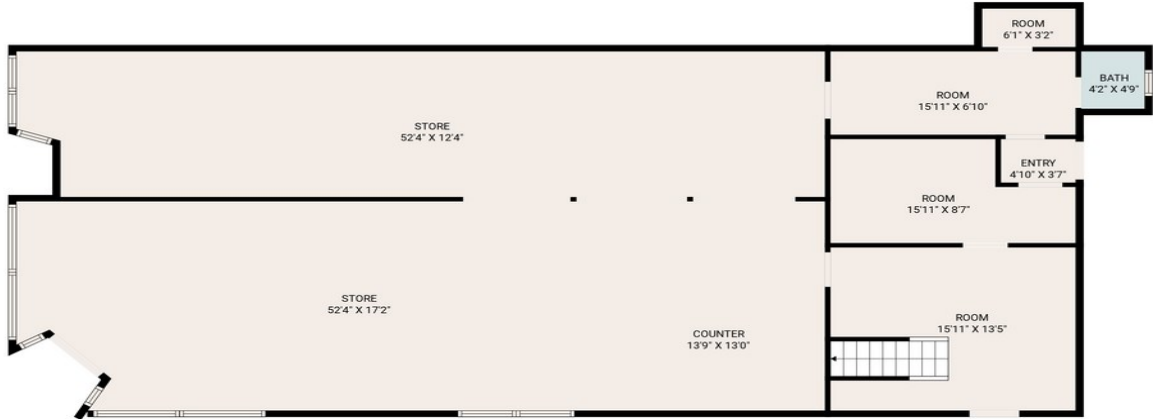
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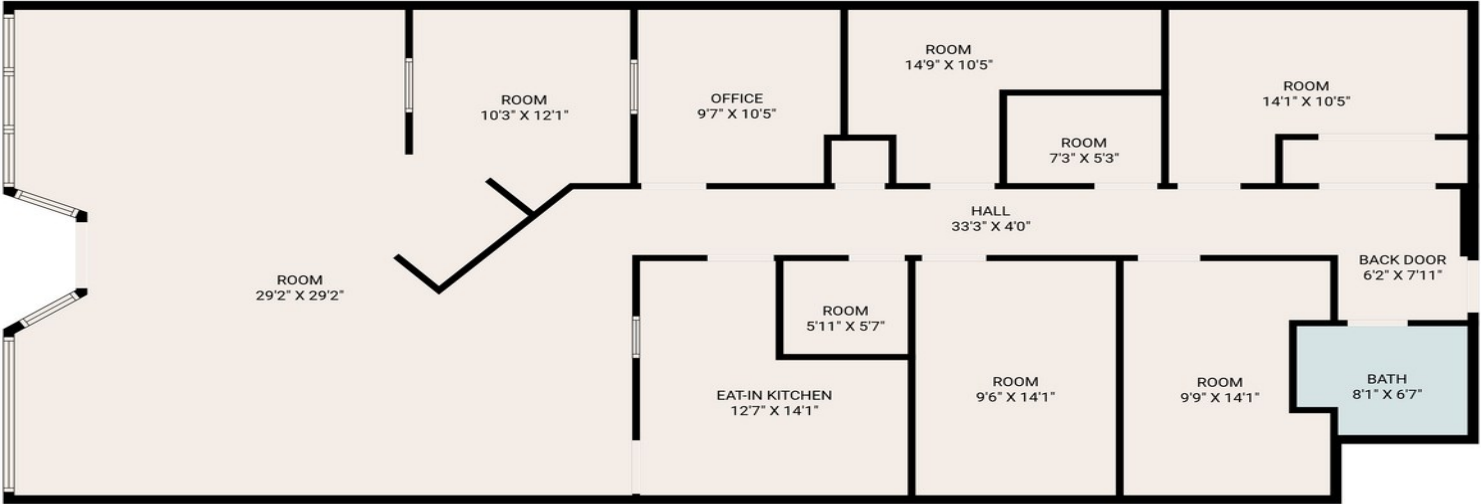
FLOOR 2



FLOOR 1

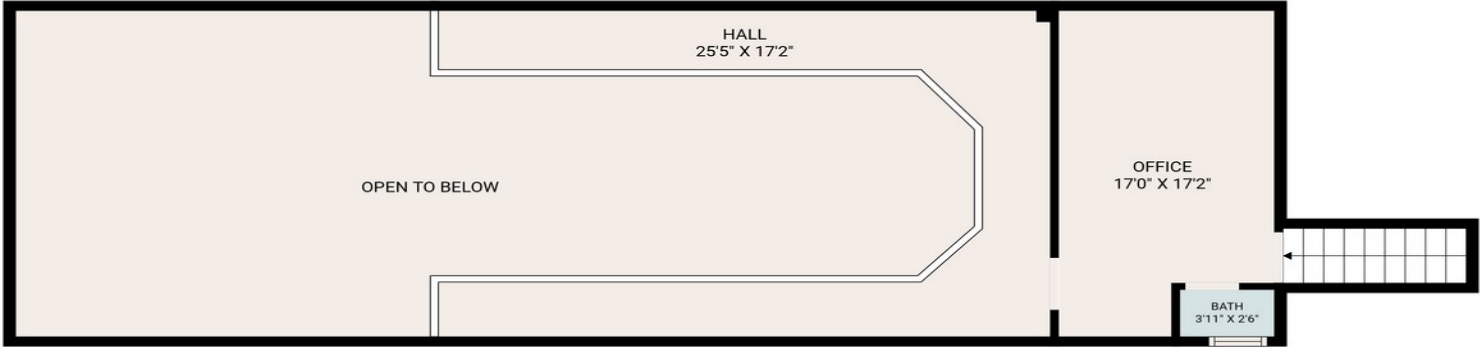
TOTAL: 2236 sq. ft
FLOOR 1: 1841 sq. ft, FLOOR 2: 395 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 528 sq. ft
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Property Photos



TOTAL: 1948 sq. ft
FLOOR 1: 1948 sq. ft

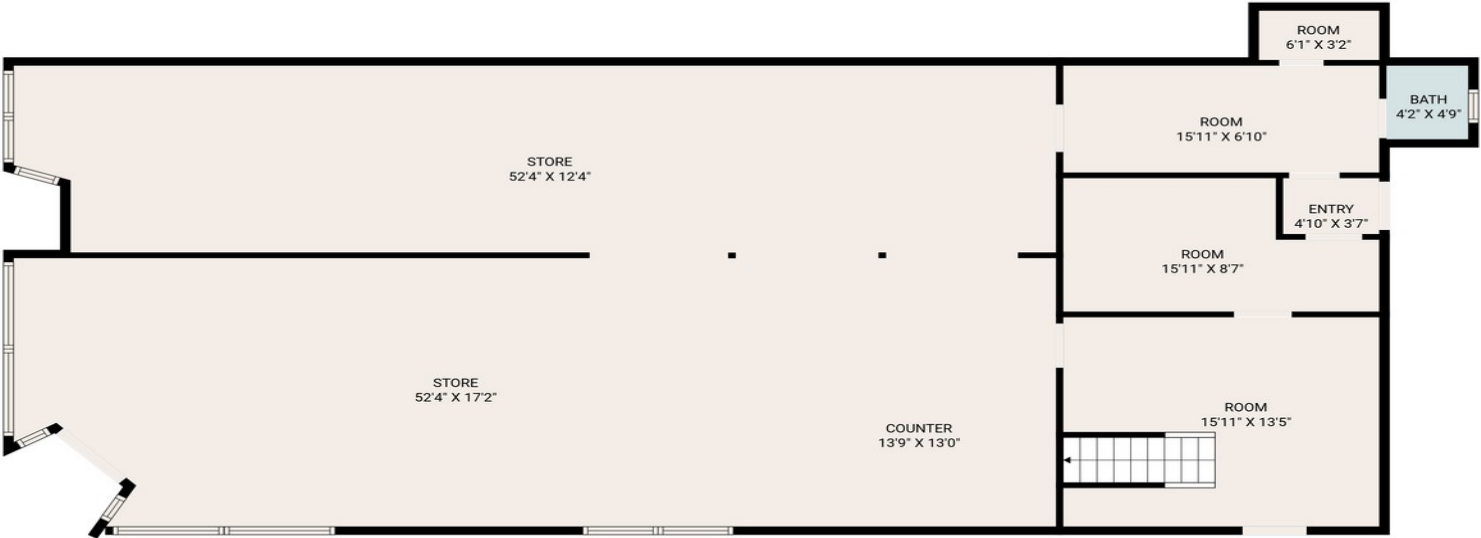
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