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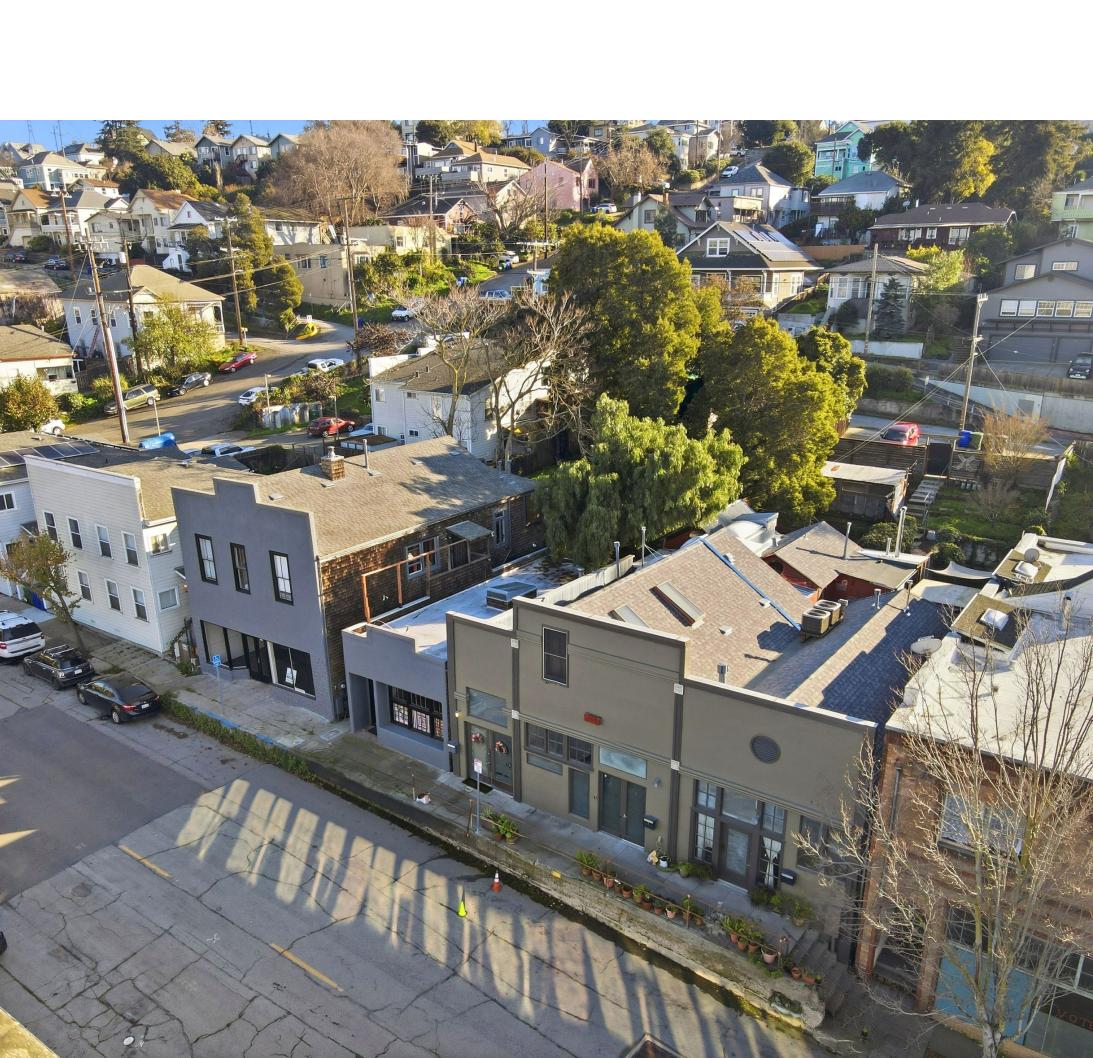
COLDWELL BANKER
REALTY

PRIME MIXED-USE FOUR-PLEX

733 Loring Avenue, Crockett, CA 94525

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PRIME MIXED-USE FOUR-PLEX

Offered at \$1,250,000

Excellent 4-unit mixed-use property offering immediate income. The property features **three residential units**, each **1 bedroom/1 bath**, all currently tenant-occupied. The **vacant commercial-unit**—*virtually staged* to inspire—opens the door to endless possibilities; **retail storefront, boutique, professional office or service-based business**. Whether you lease it or operate your own business, the upside is yours.

The **owner/licensed contractor**, transformed this commercial building into 4 separate units, complete with permits, city rezoning for residential-commercial, installed plumbing, electrical, water heaters, HVAC, bathrooms and kitchens, painted interior/exterior, new roof and more.

Additional highlights include **4 designated parking spaces**, **individual gas meters** and **private backyard areas**, enhancing tenant appeal and functionality. Diversified unit mix creates a **balanced income stream**, with strong potential for future growth. All of this is set in a **highly desirable location near downtown and the waterfront**—a smart addition to any investment portfolio. Versatile, Updated, Income-producing. ***Ideal for Investors, 1031 Exchange Buyers, & Income seeking buyers.***