



# FOR SALE

## MIXED-USE BUILDING

### PROPERTY HIGHLIGHTS

- Three-story mixed-use building
- 3,867 sq. ft. total of three floors
- First and second floors are offices
- Third floor is a three bedroom residential unit
- Major remodel 2010
- Fully leased with short term leases
- Good income flow
- Lovely rear garden
- Building is in excellent condition
- This property has many improvements

### LOCATION

1010 Grayson Street

### OFFERED AT

\$2,353,000.00

### SIZE

BUILDING: 3,867 sq. ft.

PARCEL: 4,500 sq. ft. (45' x 100')



**NORHEIM  
&  
YOST**

732 Addison Street  
Suite "C"  
Berkeley, CA 94710

John Norheim

BRE # 00770171

jn@noryost.com

510-527-3400 x10

Steve Smith

BRE# 01330154

ss@noryost.com

510-527-3400 x12