



FOR SALE WITH \$100K PRICE DROP: FLEX / RETAIL LAND — ±6,760-SF PARCEL ON BERKELEY'S 4TH STREET



\$775,000
[WAS \$875,000]

1509 4th Street
Berkeley CA 94710

Colby Katz

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Property Summary:

- Established Retail Location for outdoor goods on Berkeley's [popular 4th Street](#)
- Only improvement onsite is small storage building
- 200amp/240v/Single Phase PG&E Service (Buyer to verify)
- No bathroom or water service onsite
- Within a few blocks of numerous cafes, wineries, breweries and high-end retail shops. [\[Link\]](#)
- MULI Zoning

Do not disturb tenant. Contact broker to tour.



1509 4th Street



1509 4th Street – ±6760-SF Parcel



PLOT DELINEATION APPROXIMATED

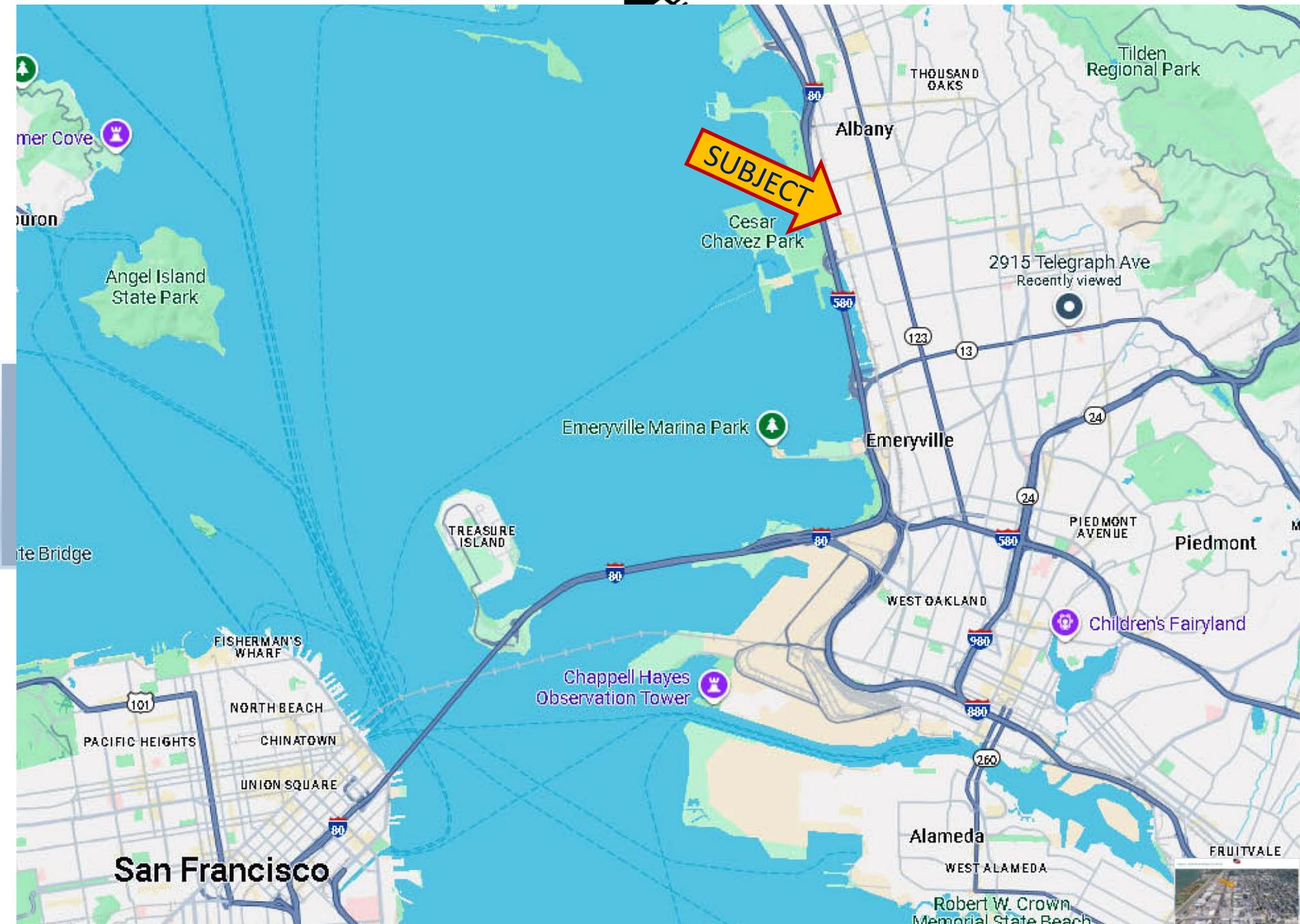
Fourth St





Subject: 1509 4th St Berkeley CA 94710





SUBJECT

Cesar Chavez Park

Albany

Emeryville

Tilden Regional Park

2915 Telegraph Ave
Recently viewed

Emeryville Marina Park

123

13

24

24

580

580

980

980

260

260

Alameda

WEST ALAMEDA

FRUITVALE

Robert W. Crown Memorial State Beach

Children's Fairyland

PIEDMONT AVENUE

Piedmont

WEST OAKLAND

TREASURE ISLAND

Chappell Hayes Observation Tower

FISHERMAN'S WHARF

NORTH BEACH

PACIFIC HEIGHTS

CHINATOWN

UNION SQUARE

San Francisco

Angel Island State Park

THOUSAND OAKS

Mer Cove

Marion

Golden Gate Bridge