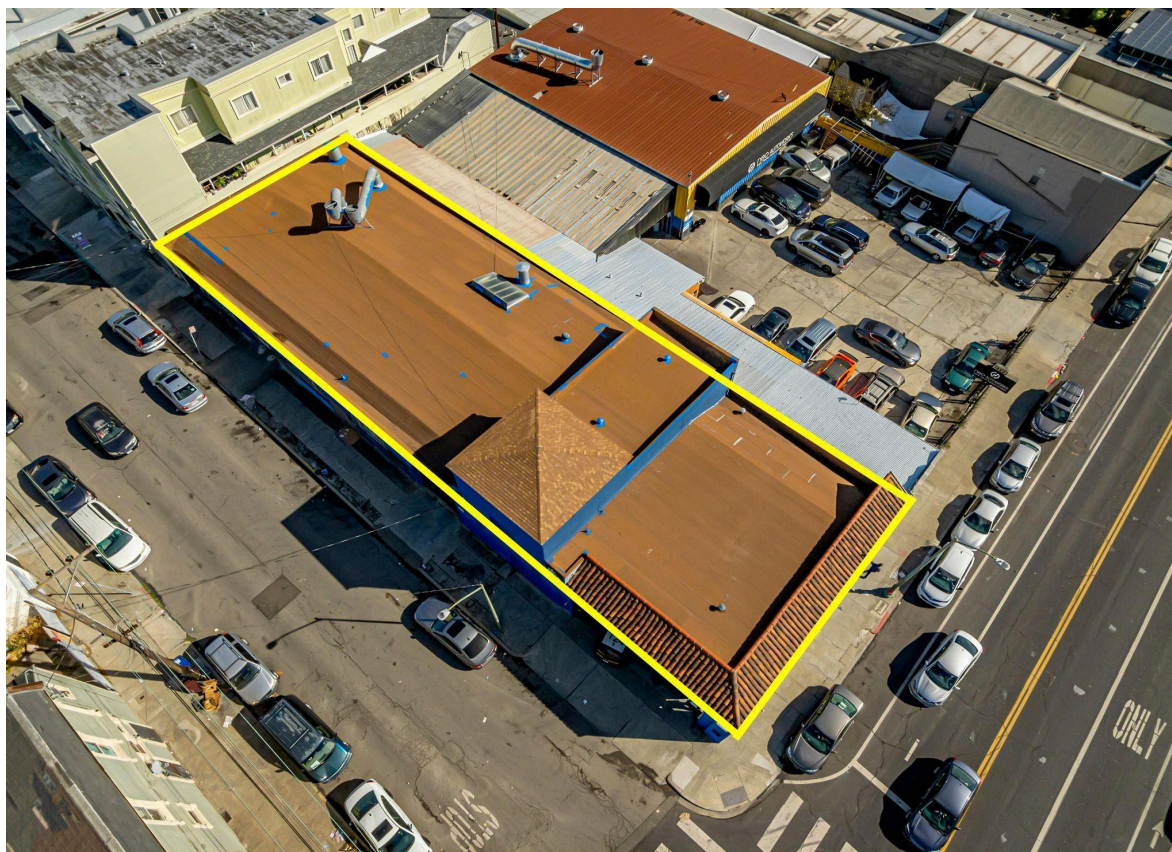




COLDWELL BANKER



**1200 East 12th St
Oakland, CA 94606**



APN # 20-117-16

Listed at ~~\$2,200,00~~

Now Listed at \$1,699,000

Property Overview

A rare opportunity to own or lease a fully equipped 7,500 sq. ft. auto shop with premium features! This versatile property is designed for automotive businesses and includes:

- **Asking Price:** \$1,699,000
- **Lease Options:**
 - Front Unit (3,500 sq. ft.): \$4,000/month in gross
 - Back Unit (4,000 sq. ft.): \$7,000 in gross
- Or
- The entire building (7,500 sq. ft.): \$11,000/month in gross

Perfect for automotive services, body repair, and painting businesses, this property offers excellent value and functionality.

Don't miss this unique opportunity! Contact us today for more details or to schedule a viewing.

Property Highlights

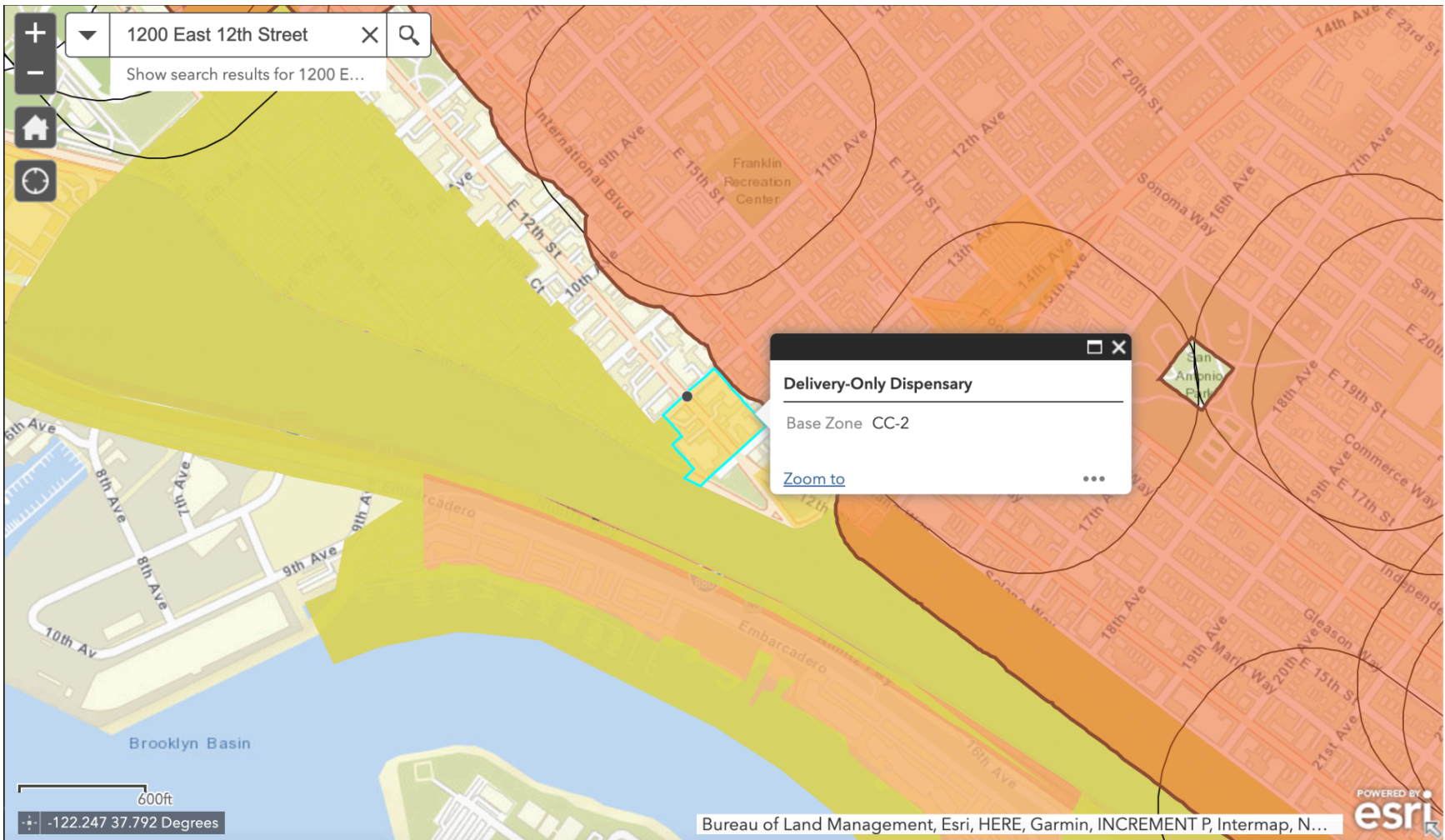
- Great Location
- High Visibility
- Ample Power
- High Ceilings
- Zoning: CC-2(Community Commercial Zone), S-13 (Affordable Housing Combining Zone), and located in Green Zone for Delivery-only dispensary





Back Unit
4,000 Square Feet

Front Unit
3,500 Square Feet



Features

- Lot Size: 7,500 sq. ft.
- Building: 7,500 Sqft
- Ceiling Heights: from 10' to 25'
- Electrical System: 200 amp
- Two rolling doors in the front and two on the side for easy access
- Paint booth and spacious spray booth (27'x16')
- Retrofit completed
- Flexible seller financing options available
- Excellent redevelopment opportunity

Additional Amenities:

- 1,000 sq. ft. mezzanine on the second floor suitable for use as an office or storage room
- Downstairs restroom for convenience



