



GOLDEN STATE TRAILER PARK

1511 150th Ave, San Leandro, CA 94578



Athena Stanford, Broker

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GOLDEN STATE TRAILER PARK

\$3,250,000

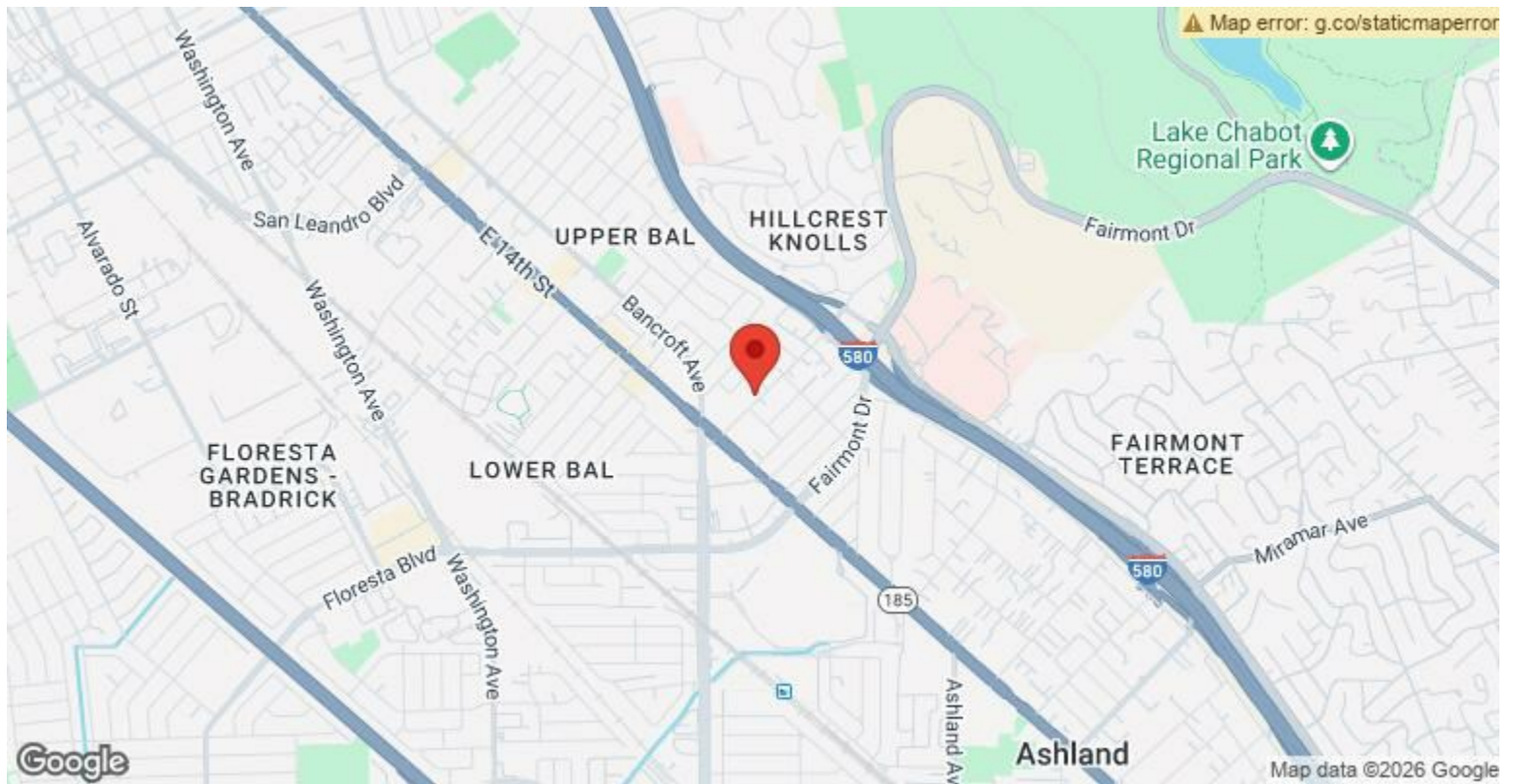
~ Exceptional Investment Opportunity Awaits in San Leandro.
 ~ Property Needs TLC. Great Upside Potential.
 ~ Adjacent Property, 1495 150th Avenue is included in the offering.

**** MOTIVATED SELLER.....Will consider ALL serious offers. (No Seller Financing Available.)**

- 12 VACANT RV Spaces in High Demand with 18 RV spaces Total
- Prime Location in heart of San Leandro
- Large building with 1 commercial space, two bedroom apartment; both vacant
- 1495 150th Avenue w/house & 9,020 sq. ft. parcel
- Call Athena Stanford, Broker @ 510/828-8593 for more information



Price:	\$3,250,000
No. Units:	22
Property Type:	Multifamily
Property Subtype:	Manufactured Housing/Mobile Home
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Lot Size:	0.71 AC
Gross Building Area:	2,042 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1930
Parking Ratio:	0/1,000 SF
APN / Parcel ID:	077E-1606-001-00
Walk Score ®:	85 (Very Walkable)



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Property Photos



Property Photos



POTENTIAL FOR ADU UNITS



2 BEDROOM UNIT

Property Photos



LARGE ADDITIONAL UNIT



West Side of Building

Property Photos



Mixed-Use Building



1495 150th Avenue