



Existing ±5,877-SF Auto-Shop in Prime Location for Redevelopment Downtown Berkeley on Dwight Way Just off Shattuck



\$1,650,000

ALL CASH TO SELLER AT COE

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Location Highlights:

- On the south side of Dwight Way (a popular [Berkeley East/West thoroughfare](#))
- Less than half a mile walk from [Downtown Berkeley BART Plaza](#)
- Across the street from new, upscale [“The Dwight” Apartments](#) as well as an upcoming [±72,250-SF housing development](#), units aimed primarily toward student housing
- Neighboring businesses included [Musashi Japanese Restaurant](#) and popular student hangout [The Way Station](#)
- Great foot-traffic for retail/restaurants and a desirable living location





Property Highlights:

- Vaulted ceilings with many large skylights
- Clear span warehouse (no middle posts)
- Front offices and retail reception desk
- Kitchenette area
- Additional employee break room
- Oversized ADA bathroom
- Building was seismically retrofitted in 2003 and is currently compliant with the City of Berkeley's unreinforced masonry ordinance
- Existing auto shop has been in operation for 20+ years and has lease until August 31, 2026









