

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 CO

2132 Dwight Way Berkeley CA 94704

NO

Francis Griffin 510 450 1405 fgriffin@mrecommercial.com DRE LIC: 02016713

Henry Chin's Auto Car

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Location Highlights:

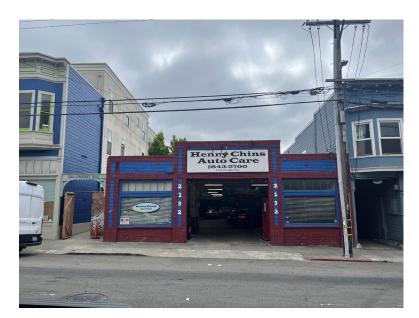
- On the south side of Dwight Way (a popular <u>Berkeley East/West thoroughfare</u>)
- Less than half a mile walk from Downtown Berkeley BART Plaza
- Across the street from new, upscale "The Dwight" Apartments as well as an upcoming ±72,250-SF housing development, units aimed primarily toward student 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



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2132 Dwight Way Berkeley CA





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















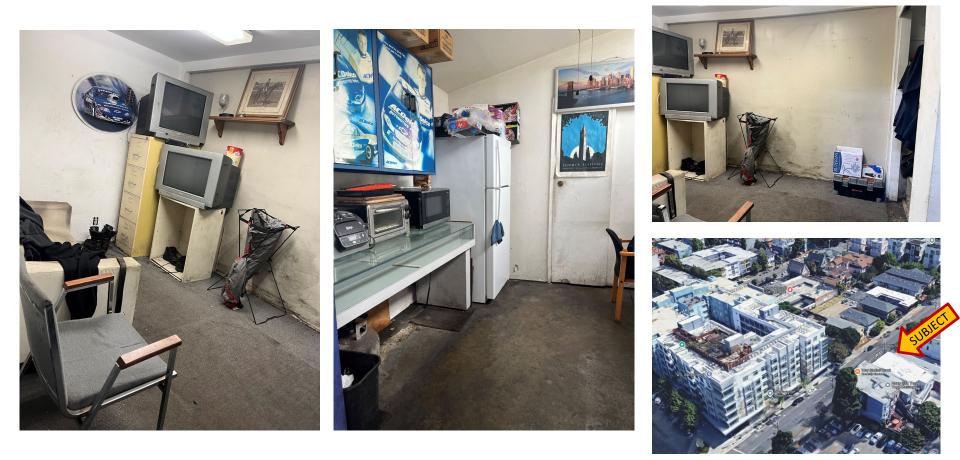














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