

2710  
PARK BLVD  
OAKLAND

\$555,000



## Excellent Commercial Retail Building

Looking for a lucrative investment property in the vibrant city of Oakland?

Look no further! Month-to-Month Tenant and Excellent Frontage.

This exceptional standalone building is currently leased to Mayflower Spa Body and Foot Massage, and has options for extending the current business on site or perfect for an owner-user space with excellent signage visibility on a major arterial. An ideal addition to your investment portfolio at a 6.25% - 8% Pro Forma Cap. - Build, owner-occupy, or expand!

### Investment Highlights:

- **Prime Location:** Situated in the Ivy Hill neighborhood, this property enjoys excellent visibility and accessibility, ensuring a steady stream of customers for the tenant.
- **Steady Income:** Mayflower Spa Body and Foot Massage has a well-established client base and a history of consistent rental payments, offering you a reliable source of income from day one.
- **Upside Potential:** Oakland's real estate market is on the rise, offering the potential for property value appreciation in the coming years. This investment could prove to be even more lucrative in the future.

### KEY DETAILS:

- 6.25% Pro Forma Cap Rate
- ~2,700 SF / 0.06 AC Lot
- ~1,925 Total Rentable SF (Per Appraiser)
- 1 Building
- Versatile RU-5 Zoning
- Class C
- Year Built: 1930
- APN: 22-339-15



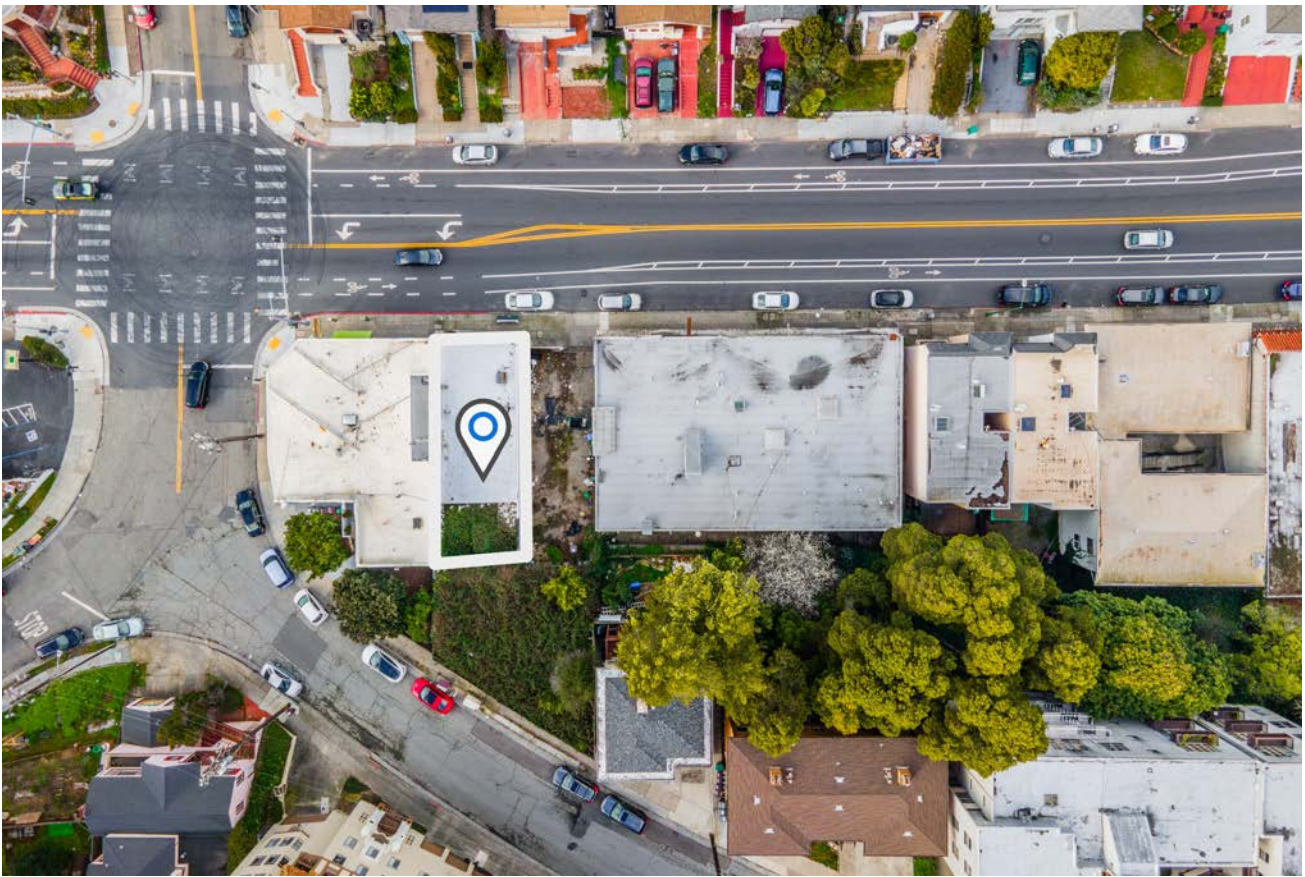
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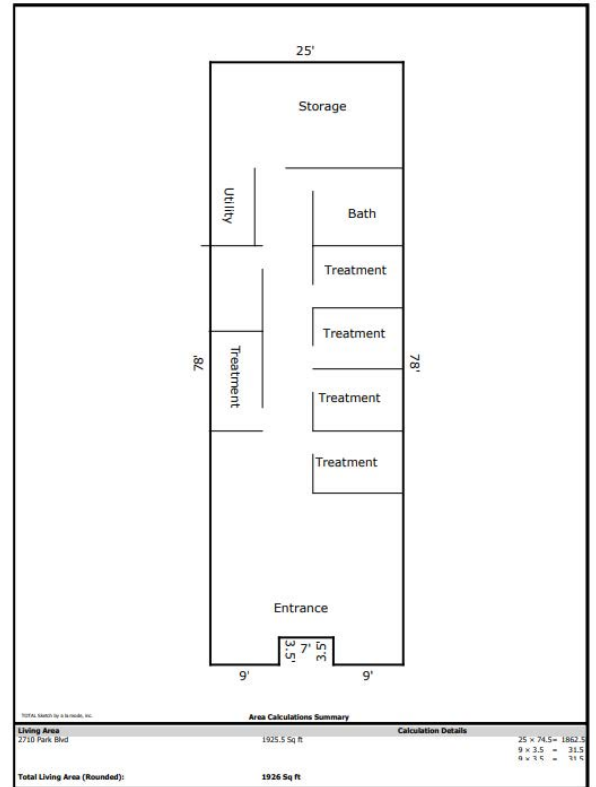


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\*all SF calculations per appraiser