

1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale



Presented By:
Coldwell Banker Commercial NRT



1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

Portfolio Properties



Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
1503 S 56th St, El Cerrito, CA	Industrial	900		

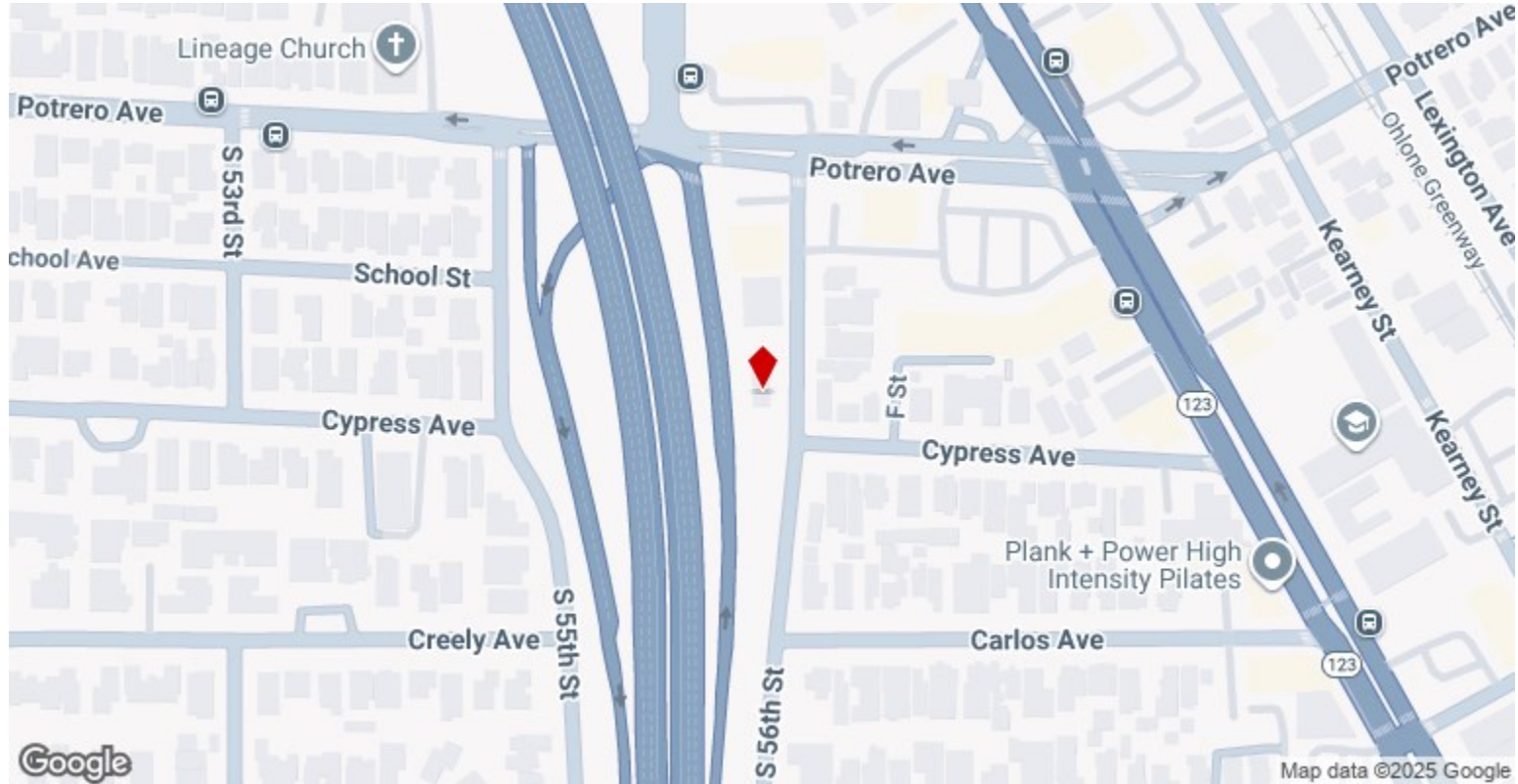


1537 S 56th St, El Cerrito, CA	Industrial	4,470		
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1537 & 1503 S. 56th St

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Location



1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

Property Photos



1537 S 56th St



15-web-or-mls-1503-1537-s-56th-st

1537 & 1503 S. 56th St

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Property Photos



14-web-or-mls-1503-1537-s-56th-st



4-web-or-mls-1503-1537-s-56th-st

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3-web-or-mls-1503-1537-s-56th-st



2-web-or-mls-1503-1537-s-56th-st

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1-web-or-mls-1503-1537-s-56th-st



17-web-or-mls-1503-1537-s-56th-st

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13-web-or-mls-1503-1537-s-56th-st



12-web-or-mls-1503-1537-s-56th-st

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11-web-or-mls-1503-1537-s-56th-st



10-web-or-mls-1503-1537-s-56th-st

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9-web-or-mls-1503-1537-s-56th-st



8-web-or-mls-1503-1537-s-56th-st

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7-web-or-mls-1503-1537-s-56th-st



6-web-or-mls-1503-1537-s-56th-st

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5-web-or-mls-1503-1537-s-56th-st



21-web-or-mls-1503-1537-s-56th-st

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20-web-or-mls-1503-1537-s-56th-st



19-web-or-mls-1503-1537-s-56th-st

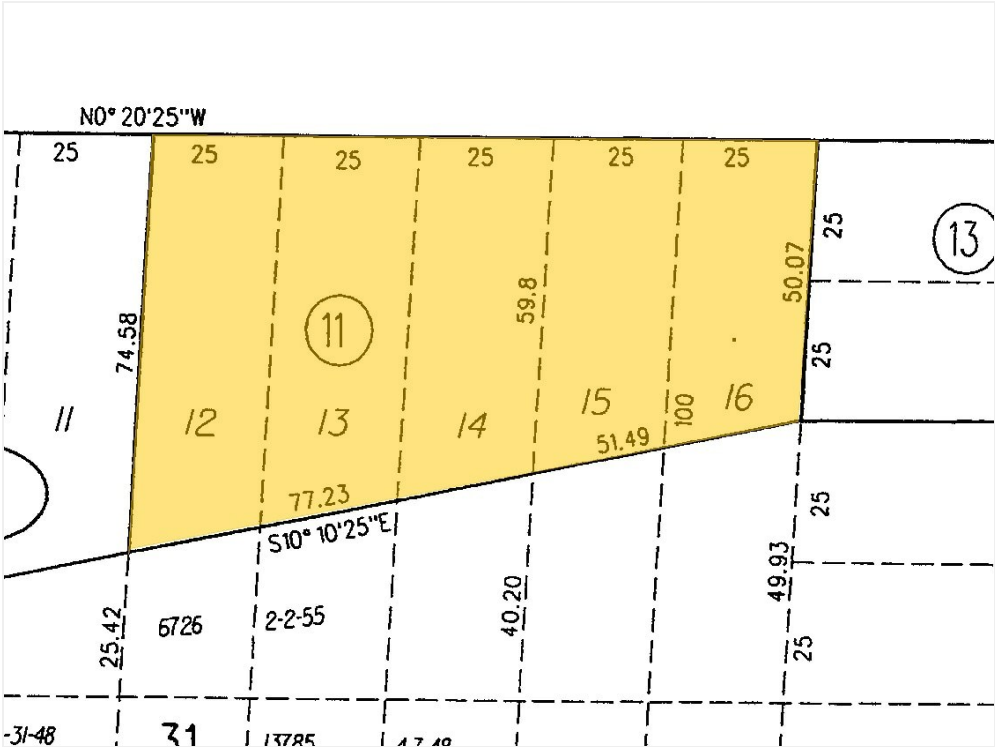
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18-web-or-mls-1503-1537-s-56th-st



Plat Map

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Sale to include both 1503 S. 56th St and 1537 S 56th St. Cell tower is owned by others. Currently occupied by tenant Hassler Heating on NNN lease for 2 more years. Tenant has one five year option.

- 3 Phase power. Tenant has a thriving business. Business was established 1999.

Price: \$2,300,000
Price / SF: \$428.31 / SF
Cap Rate: 6.00%
Sale Type: Investment or Owner User
Status: Active
Number of Properties: 2
Total Building Size: 5,370 SF



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