



# FOR SALE: HIGH POTENTIAL CONDO / RETAIL DEVELOPMENT SITE IN WESTBRAE DISTRICT



\$1,600,000

All Cash to Seller at Close of Escrow

SUBJECT

## 1321 Gilman Street

Berkeley, CA 94706

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Please do not disturb tenant!

To show contact listing agents for an appointment.

### Overview:

- The offering comprises a ±7,080-SF corner parcel zoned CN (Commercial Neighborhood) at a 35-foot height limit with up to 100% lot coverage
- Perfect for 5-6 townhome style condos
- Gilman Street frontage of ±109 feet
- Now existing are older auto repair buildings totaling ±2,357 SF
- Clean Phase 1 Environmental Report just completed
- Grandfathered in for auto repair use or could be repurposed for most retail or office uses
- 10% down SBA available for owner users





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**Location:**

The subject property, 1321 Gilman Street, is ideally situated at the corner of Nielsen Street in the heart of the highly desirable [Westbrae Shopping District](#). Near are vibrant local businesses such as [Blue Heron Bikes](#), [Berkeley Bagels](#), [Kiku Sushi](#), [Headlands Brewing](#), [Adegazul Wine Bar](#), [Three.one Four Pizzeria](#), [Westbrae Nursery](#), and more.

Easy access to [North Berkeley BART Station](#) and [80 and 580 Freeways](#).

APN No: 60-2425-24









