

PRICE DROP!

RARE DOWNTOWN OAKLAND AUTO REPAIR BUILDING ALSO IDEAL FOR FITNESS & CERTAIN RETAIL / OFFICE USES



**3050 BROOK STREET
OAKLAND CA 94611**

A few doors off the major intersection of [30th and Broadway](#). In the heart of Downtown Oakland's dynamic [Pill Hill](#). Walking distance to thousands of jobs in the medical industry including [Alta Bates Summit](#), [Kaiser Medical](#) and [Broadway Webster Medical Center](#) as well as major newer apartment complexes such as [Hanover Broadway](#) and [The Broadway Apartments](#). Also walk to CVS, Sprouts Market, Grocery Outlet, Target, Summit Bank and [others](#).

The property comprises a ±6,840 SF single-story high-ceiling bow truss building with skylights on a ±9,600 SF parcel. Additional ±572 SF of mezzanine office space. Home to AAMCO Transmission for many years. Major reconstruction of building was completed in 1962 including new front and rear structural walls, new bow truss roofing system. Seismic upgrade done circa 1990. Available for occupancy September, 2023. Grandfathered in for continued auto repair uses, or would work well for exercise, personal training, dance and yoga, as well as some retail or office uses. Zoned RM-4.



Erik Housh

510-450-1410

ehoush@mrecommercial.com

CA DRE No: 00884250

Francis Griffin

510-450-1405

fgriffin@mrecommercial.com

CA DRE No: 02016713

**±6,840-SF SINGLE-STORY HIGH-CEILING BUILDING ON ±9,600-SF PARCEL
ADDITIONAL ±572-SF MEZZANINE OFFICE**

**\$2,250,000
[WAS \$2,500,000]**

All information herein is offered in good faith and deemed accurate, but not guaranteed.