



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

412-414 East 12th Street Oakland, CA 94606

Mixed Use Building Ideal for Owner/User or Investor

**PURCHASE PRICE
\$850,000**

**Approximately
\$229/SF building**

**Building Size:
Approximately 3,718 SF**

*This is an estimate obtained by various online resources, any interested party should have the property measured by an appropriate expert.

**Land Size:
Approximately 3,920 SF**

*Square footages were obtained from online records. Square footage should be verified independently by all parties.



Mike McGuire
California Capital and
Investment Group

(925) 464-1912
mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group

(510) 610-5178
gbettencourt@californiagroup.com
DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

412-414 East 12th Street Property Summary

\$850,000



California Capital & Investment Group is pleased to present the opportunity to acquire a small mixed-use building just east of beautiful Lake Merritt. The property consists of a two-story building and a separate rear nonconforming 3 bedroom, 2 restroom, dwelling unit. The two-story building is a walk-up with vacant ground floor commercial space and an upstairs 3 bedroom, 2 bathroom apartment currently leased at \$2,800/month.

Property Details

Address: 412-414 East 12th Street
Oakland, CA 94606

County: Alameda

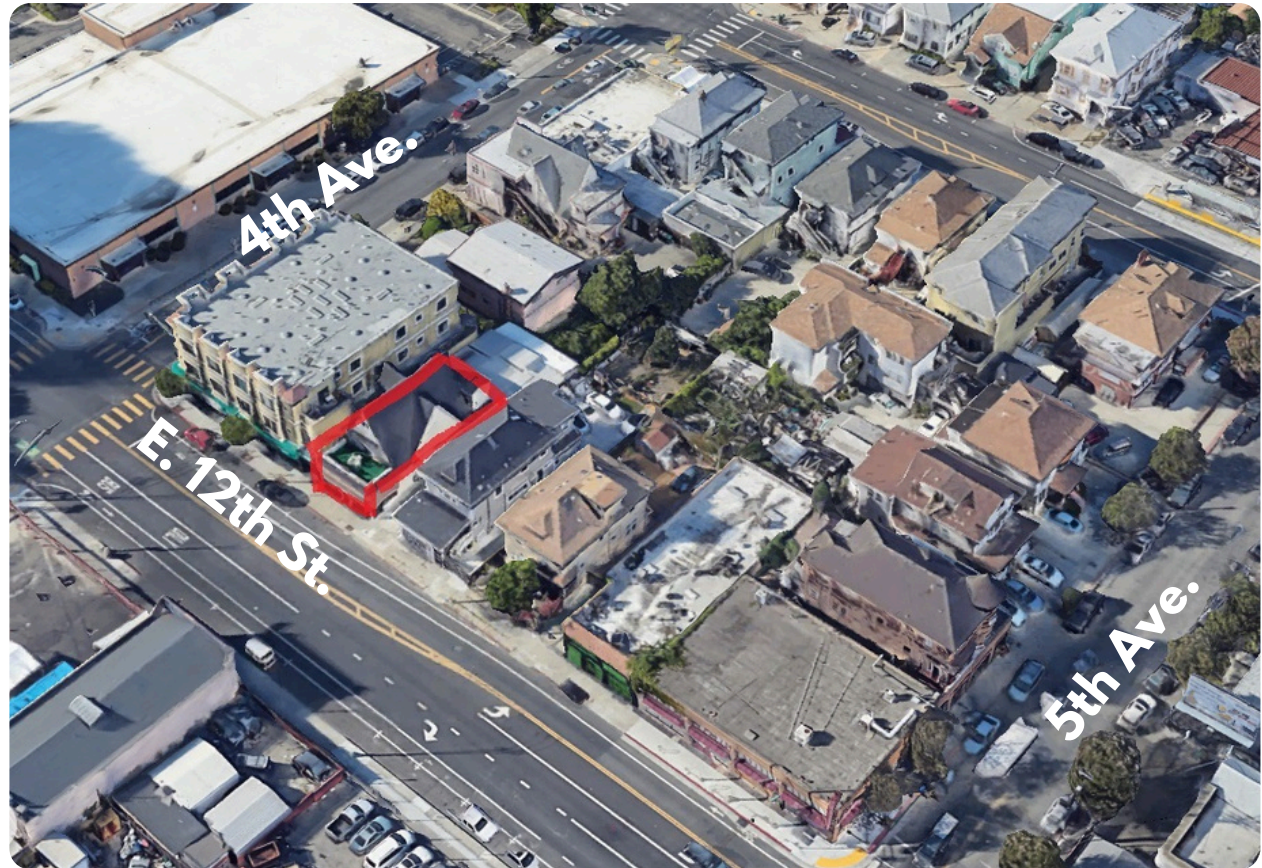
Assessor Parcel Number: 20-125-15

Year Built: +/- 1,900

Lot Size: +/- 3,920 SF

Zoning: CN-3



Parking: Potentially +/- 2 spaces
(tandem, use of the side and back area)



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Mike McGuire
California Capital and
Investment Group

 (925) 464-1912
 mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group

 (510) 610-5178
 gbettencourt@californiagroup.com
DRE Lic 00880217

412-414 East 12th Street

Rent Roll

\$850,000



Ground Floor Storefront	Vacant
2nd Floor Walkup – 3 bdr/2 bth Apartment	
Rent	\$2800/Month
Lease Commencement Date	Approximately June 1 st , 2024
Lease Expiration Date	Approximately May 31 st , 2025
Security Deposit – 2 nd Floor Walkup	\$2,800
Other Expenses	Tenant pays share of PG&E & EBMUD, Landlord pays garbage, property tax and property insurance.
Other Terms	
Rear Nonconforming Dwelling Unit	Vacant



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Mike McGuire
California Capital and
Investment Group

(925) 464-1912
 mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group

(510) 610-5178
 gbettencourt@californiagroup.com
DRE Lic 00880217

412-414 East 12th Street

Property & Area Highlights

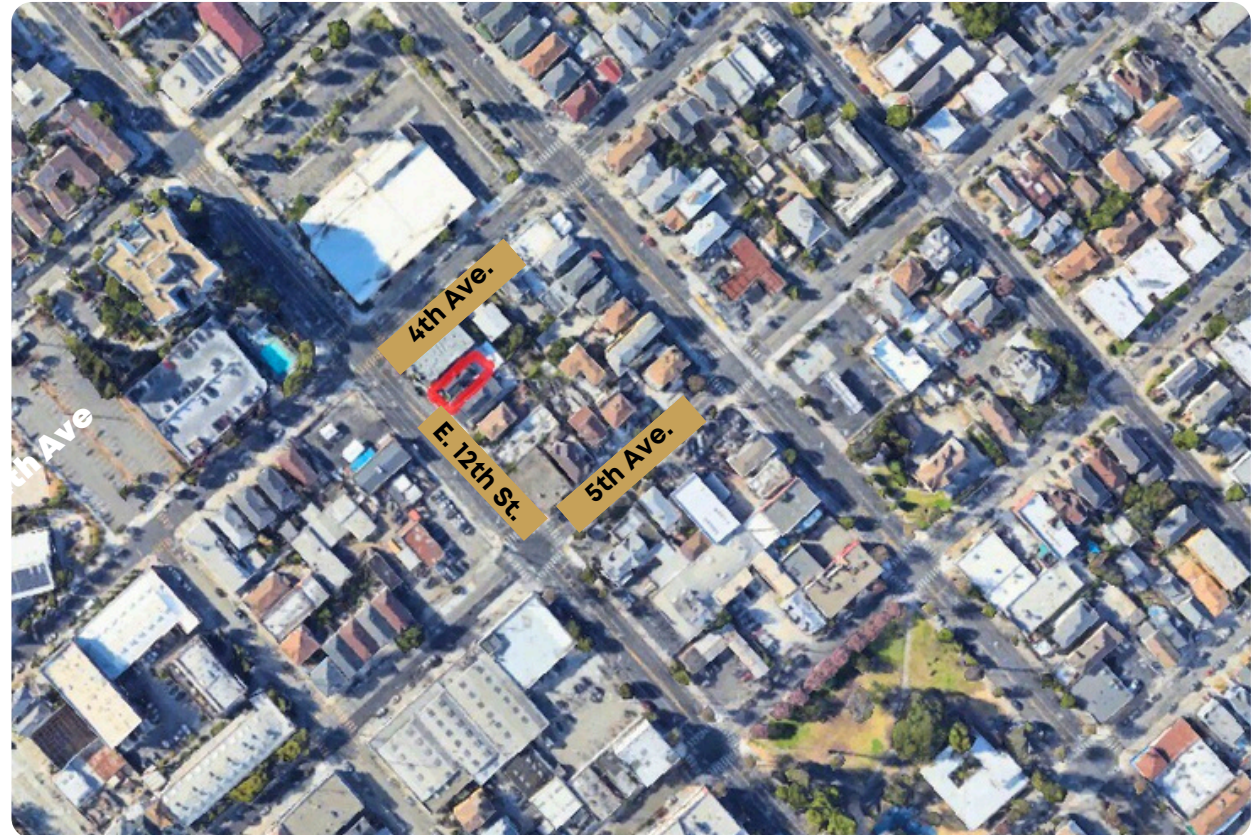
\$850,000



- Rare opportunity for an owner/user to acquire a small building for its business while collecting rental income from other tenants.
- Upstairs 3 bedroom, 2 bathroom apartment has remodeled kitchen and bathrooms.
- Ground floor storefront is ideal for a small retailer or office user.
- Near Lake Merritt Bart Station
- Minutes away from I-580 and I-880.
- Excellent visibility from East 12th Street.
- Costar Walk Score (93) Walker's paradise.

Links



1. [Zoning: CN-3 Zoning](#)
2. [Planning & Zoning Information](#)
3. [Assessor's Map](#)





CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Mike McGuire
California Capital and
Investment Group

 (925) 464-1912
 mmcguire@californiagroup.com
DRE Lic 01790296

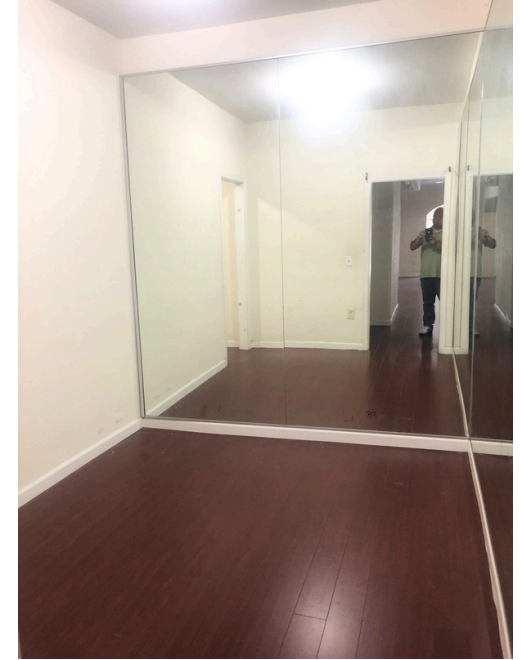
Gary Bettencourt
California Capital and
Investment Group

 (510) 610-5178
 gbettencourt@californiagroup.com
DRE Lic 00880217

412-414 East 12th Street

Photos of Retail Unit



\$850,000




CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Mike McGuire
California Capital and
Investment Group

 (925) 464-1912
 mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group

 (510) 610-5178
 gbettencourt@californiagroup.com
DRE Lic 00880217

412-414 East 12th Street

Photos of Rear Dwelling Unit

\$850,000



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Mike McGuire
California Capital and
Investment Group

(925) 464-1912
mcmguire@californiagroup.com
DRE Lic 01790296

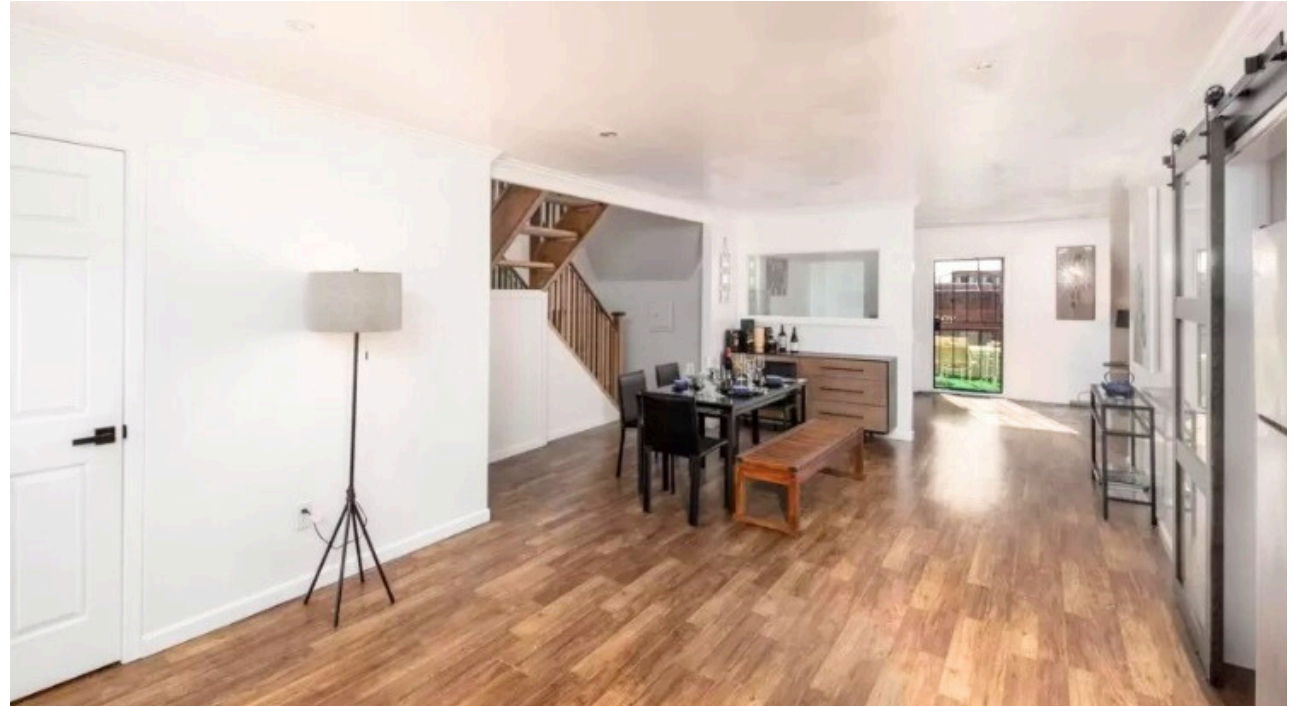
Gary Bettencourt
California Capital and
Investment Group

(510) 610-5178
gbettencourt@californiagroup.com
DRE Lic 00880217

412-414 East 12th Street

Photos of Upstairs Apartment

\$850,000



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Mike McGuire
California Capital and
Investment Group

(925) 464-1912
mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group

(510) 610-5178
gbettencourt@californiagroup.com
DRE Lic 00880217

412-414 East 12th Street

Location Overview Map

\$850,000



1. Portal Restaurant
2. Chai Thai Noodles
3. Sheba Cafe
4. OakCali Coffee
5. Rise & Grind Coffee
6. KO1 Roundhouse Gym
7. Hotspot Yoga
8. Jack London Square
9. Oakland Museum
10. Bank of America

Walker's Paradise: 93
Good Transit Score: 71



± 13 minute walk to Lake Merritt Street BART station



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Mike McGuire
California Capital and
Investment Group

(925) 464-1912
mmcguire@californiagroup.com
DRE Lic 01790296

Gary Bettencourt
California Capital and
Investment Group

(510) 610-5178
gbettencourt@californiagroup.com
DRE Lic 00880217