



## ***For Sale:* 30–32 Ninth Street, Richmond, CA**

Property includes ±1,800 sqft. warehouse with drive-thru access to rear fenced yard, plus ±600 sqft. workshop space. Fantastic opportunity for an owner-user to occupy the larger building and collect rental income from the workshop. Parcel of ±5,000 sqft. is zoned RM2 with grandfathered light industrial use and strong live/work potential.

***Purchase Price: \$595,000***

**Robert Loebel, CCIM | DRE #01973113**  
510-220-5516 | [robloebel@gmail.com](mailto:robloebel@gmail.com)

# 30-32 9th Street, Richmond, CA

Assessor's Parcel No.	538-430-004-1
Zoning	RM2
Total Building Size	± 2,400 SF
Lot Size	± 5,000 SF
Power	480 V
Loading	Grade-level roll-up doors for each building



**30-32  
9th Street,  
Richmond,  
California**

