

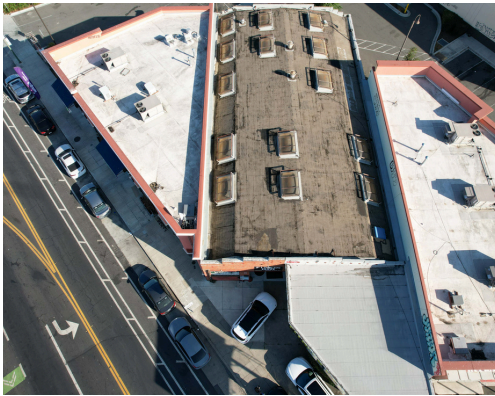
# COMMERCIAL BUILDING FOR SALE



This 6,200 SF single-story commercial building is located in Oakland's CN-3 Neighborhood Commercial zone. Currently operating as a fitness gym, the property features 25-foot ceilings with skylights, two restrooms, and convenient access via on-street parking and roll-up doors. Ideal for a variety of commercial uses.

## LOCATION

2515 SEMINARY  
AVE, OAKLAND



## PROPERTY FEATURES

- Freestanding Commercial Building |  $\pm 6,200$  SF
- Zoned CN-3 | Retail, Fitness, Office, etc.
- Tenant Occupied | Long-established Fitness Gym
- Current Lease Ends August 1, 2025 | Ideal for Future Owner-User
- 25-ft Ceilings + Roll-up Door
- Two Restrooms + Office & Showroom Area
- High Visibility Corner Lot @ Seminary & Bancroft
- Lot Size:  $\pm 7,341$  SF | APN: 038-3182-004



OFFERED AT

**\$1.300.000**

CONTACT US NOW

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