



1019 SOLANO AVE

ALBANY, CA 94706

COMMERCIAL BUILDING FOR SALE IN ALBANY CA

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ARTIZAN
Commercial Advisors



KW COMMERCIAL - OAKLAND
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PROPERTY OVERVIEW

Artizan Commercial Advisors presents 1019 Solano Ave, a commercial property located in the bustling Solano Ave Commercial district of Albany, CA. This +/-2,157 building sits on a +/-2,500 SF lot and offers an excellent opportunity for an investor or owner-user.

The property has 3 units each with its own bathroom. In which currently the second floor unit will be delivered vacant. The building is well suited for a variety of commercial uses.

PROPERTY SUMMARY

Price:	Building Sqft:	Lot Sqft:
\$1,000,000	± 2,157 SF	± 2,500 SF

\$PSF:	APN#:	Year Built:
\$463.60	66-2790-16	1988

Zoning:
SC (Solano Commercial District)

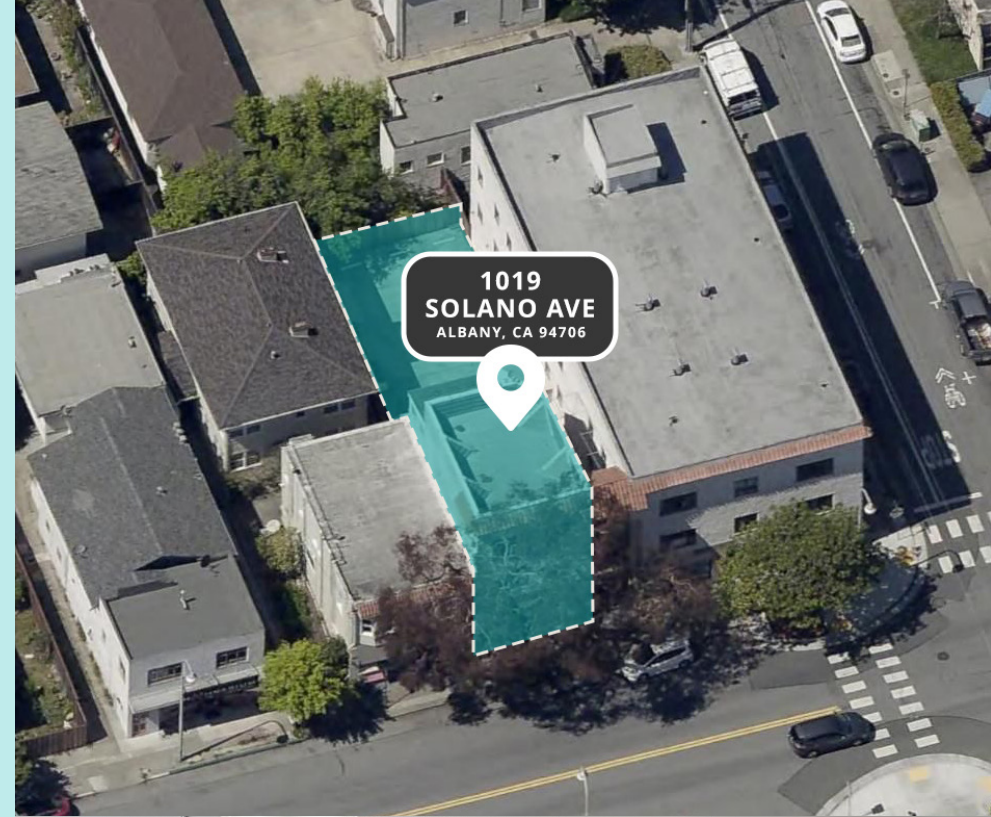
PROPERTY HIGHLIGHTS

 Ideal for an Owner-User

 SBA Financing

 3 Units - Immediate Cash Flow

 Prime Location on Solano Ave



An aerial photograph of a city street intersection. A white location pin is placed on a building with a green roof. A black rounded rectangle with white text is overlaid on the pin, displaying the address. The surrounding area consists of various multi-story buildings, streets, and trees.

**1019
SOLANO AVE**
ALBANY, CA 94706







ALBANY, CA

Albany, California, located in the San Francisco Bay Area, offers a dynamic and appealing real estate market. Known for its small-town charm and community-oriented atmosphere, Albany attracts families, professionals, and retirees. The city's diverse housing options range from charming bungalows and historic Craftsman-style homes to modern apartments and condos.

Solano Avenue, Albany's main thoroughfare, is a vibrant hub filled with eclectic shops, diverse dining options, and entertainment venues. The city is part of the highly acclaimed Albany Unified School District, making it a sought-after location for families seeking excellent education for their children. Albany's commitment to green living is evident in its well-maintained parks, such as Memorial Park and Ocean View Park, and its scenic waterfront areas like the Albany Bulb.

With convenient access to major transportation routes and public transit, including BART, Albany provides easy connectivity to San Francisco and surrounding areas. This blend of suburban tranquility, top-rated schools, and vibrant community life makes Albany an attractive destination for homebuyers looking for a balanced urban-suburban lifestyle in the Bay Area.

WALKSCORE

91

Bike Score



84

Walk Score



55

Transit Score



SITE ATTRACTIONS



Albany Bulb



Indian Rock Park



Albany Hill Park



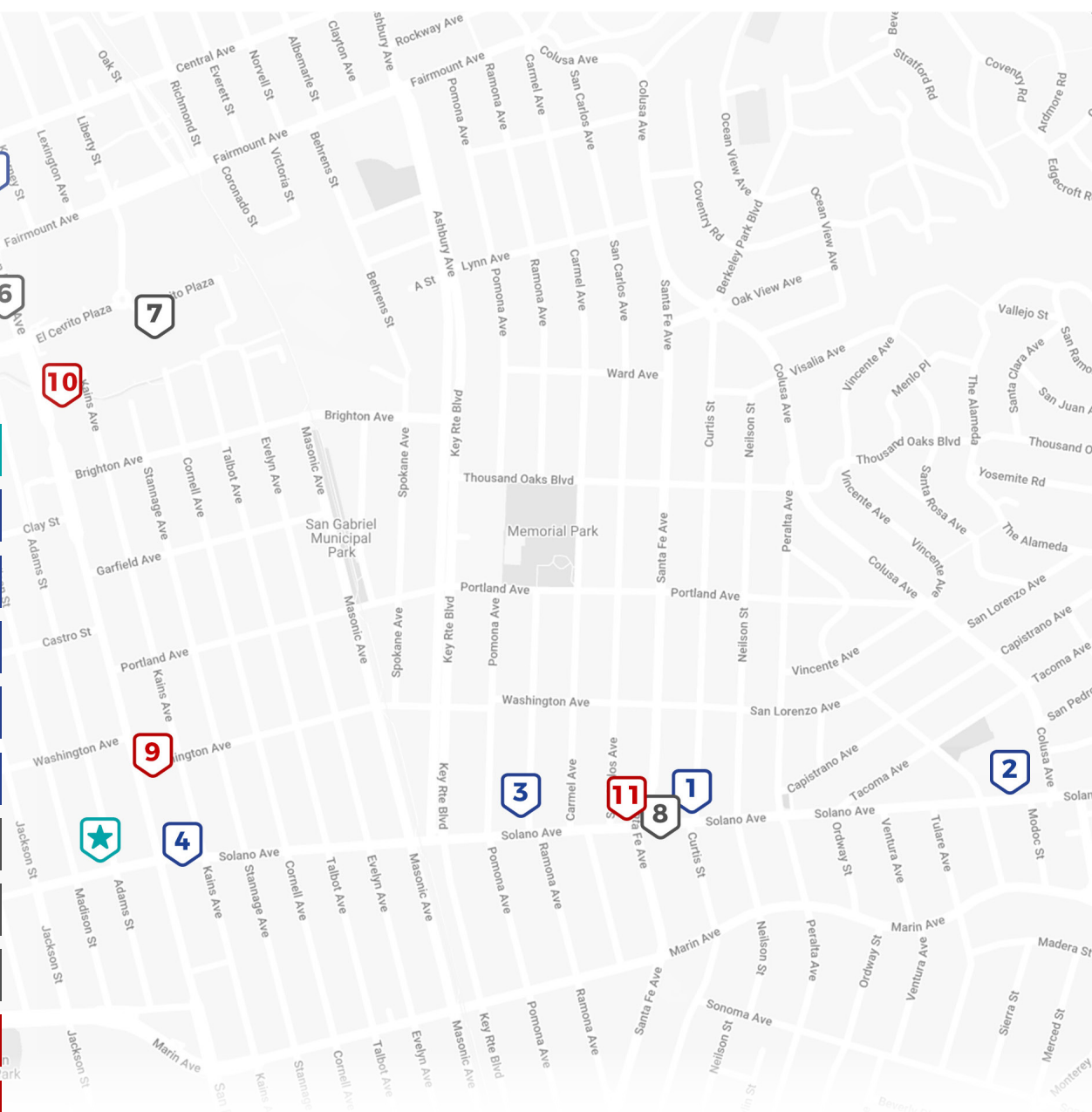
Grotto Rock Park



Codornices Park

LOCAL AMENITIES

- ★ 1019 SOLANO AVE, ALBANY, CA 94706
- 1 SOLANO JUNCTION | BREAKFAST, BRUNCH & BAR | 1499 SOLANO AVE
- 2 KIRIN CHINESE RESTAURANT AND COCKTAIL BAR | 1767 SOLANO AVE
- 3 CHINA VILLAGE | 1335 SOLANO AVE
- 4 LULU | 1106 SOLANO AVE
- 5 NOODLES FRESH | 10042 SAN PABLO AVE
- 6 LAMA BAR | 1330 SOLANO AVE FLOWERLAND NURSERY
- 7 MEL-O-DEE COCKTAILS | 240 EL CERRITO PLAZA
- 8 SCHMIDT'S TOBACCO & TRADING CO. | 1492 SOLANO AVE
- 9 MECHANICS BANK | 801 SAN PABLO AVE
- 10 WELLS FARGO BANK | 9800 SAN PABLO AVE
- 11 CALIFORNIA BANK & TRUST | 1451 SOLANO AVE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.