



Berkeley Therapy Building and Residential Duplex
with Private Parking Lots

2702, 2706, 2708 Dana Street
Berkeley, CA ±5,466 SF on a ±15,000 SF Lot*

List Price: \$2,400,000

VIRTUAL TOURS

Front: <https://my.matterport.com/show/?m=LPbs4jFVbxj>
Rear: <https://visithome.ai/GNHTqN9DtXevEEdTxd9RML>

Colby Katz
510 450 1420
ckatz@mrecommercial.com
LIC# 01949015

Francis Griffin
510 450 1405
fgriffin@mrecommercial.com
LIC# 02016713

*Lot size is an estimate only and buyers are advised to independently verify lot size to their satisfaction

BUILDING SUMMARY

2702, 2706, 2708
Dana Street

Property Type Office & Residential

Property Subtype Medical

Tenancy Multiple

APN 54-1715-2-1

Lot Size \pm 15,000 SF*

*Lot size is an estimate only and buyers are advised to independently verify lot size to their satisfaction



2702, 2706, 2708
Dana Street



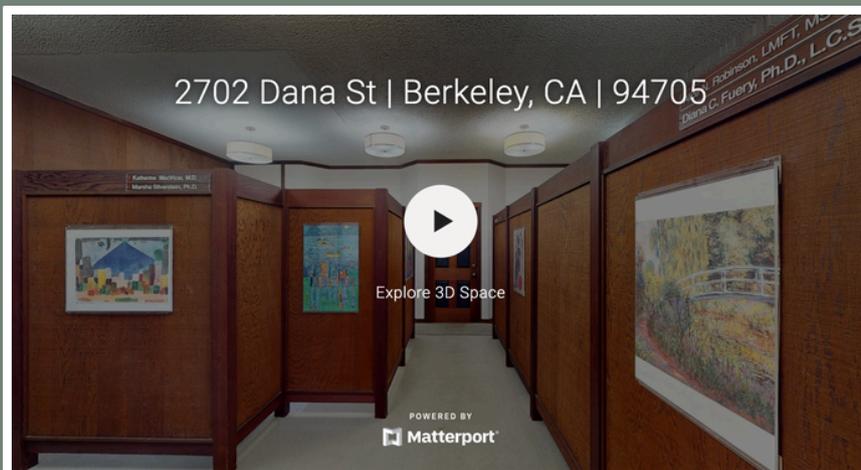
PROPERTY HIGHLIGHTS

- Lovely tree-lined street near Telegraph Ave
- Quiet neighborhood setting
- Near UC Berkeley campus & Ashby Ave
- Two separate buildings on one parcel
- Two private parking lots serving the property
- Front building includes two large private garages with automatic doors

Floor Plan 2702 Dana Street

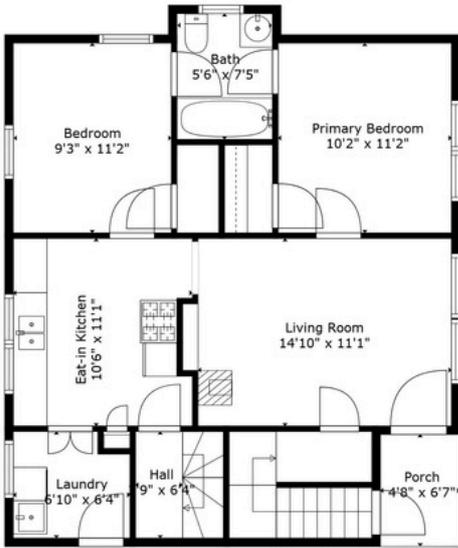


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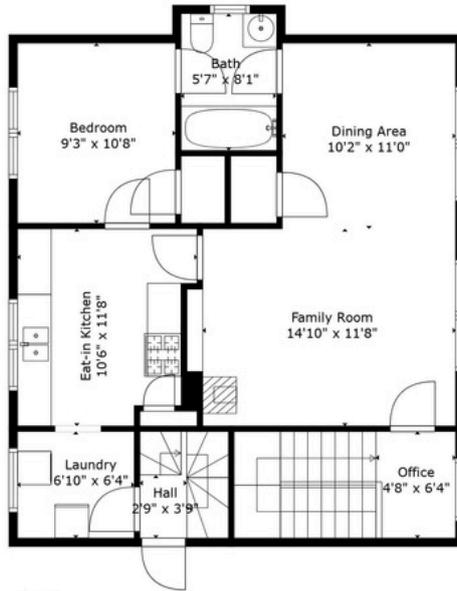


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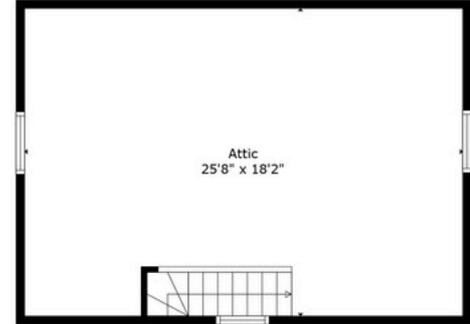
Floor Plan 2706 & 2708 Dana Street



Floor 1



Floor 2



Floor 3

ESTIMATED AREAS

GLA FLOOR 1: 787 sq. ft EXCLUDED AREAS 31 sq. ft
GLA FLOOR 2: 818 sq. ft EXCLUDED AREAS 0 sq. ft
GLA FLOOR 3: 0 sq. ft EXCLUDED AREAS 512 sq. ft
Total GLA 1605 sq. ft, total area 2148 sq. ft

Measurements Provided By Hopscotch Interactive. Deemed Reliable But Not Guaranteed.

VIRTUAL TOUR

<https://visithome.ai/GNHTqN9DtXevEEdTxd9RML>

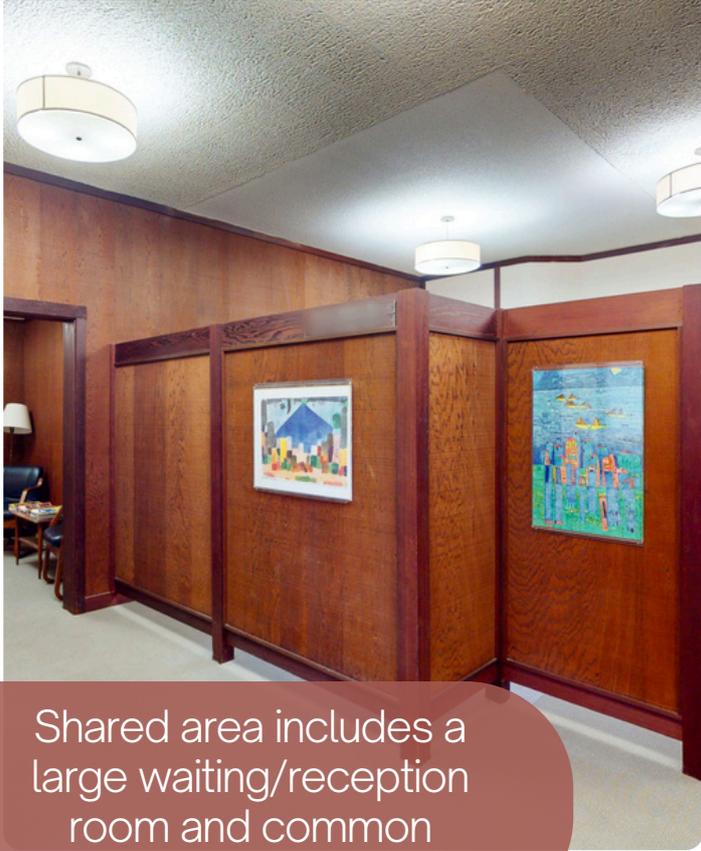
2706A-2708A Dana St
Berkeley, California 94705

Exterior



2702 Dana

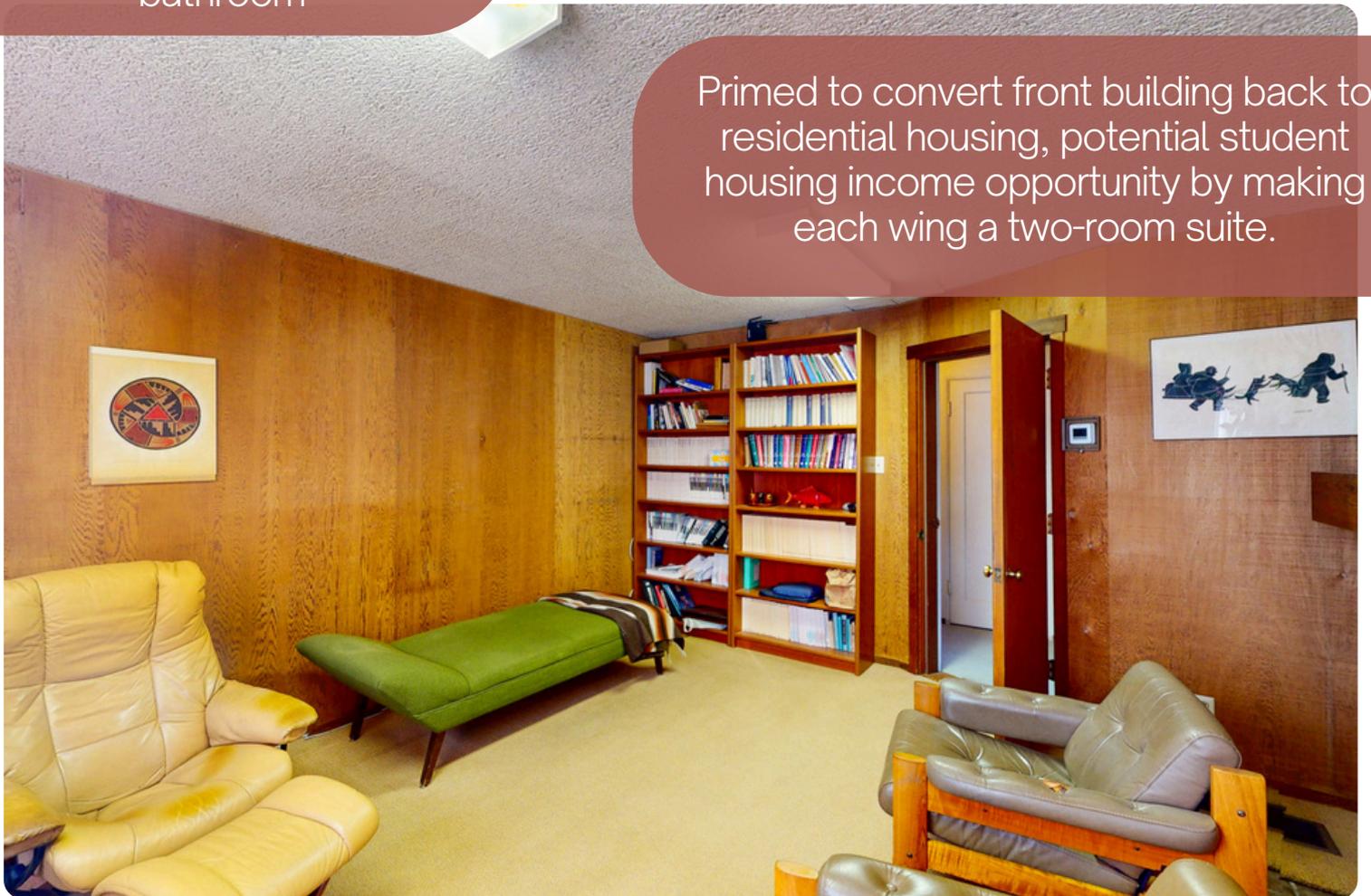
±3871 SF Front Building



Shared area includes a large waiting/reception room and common bathroom



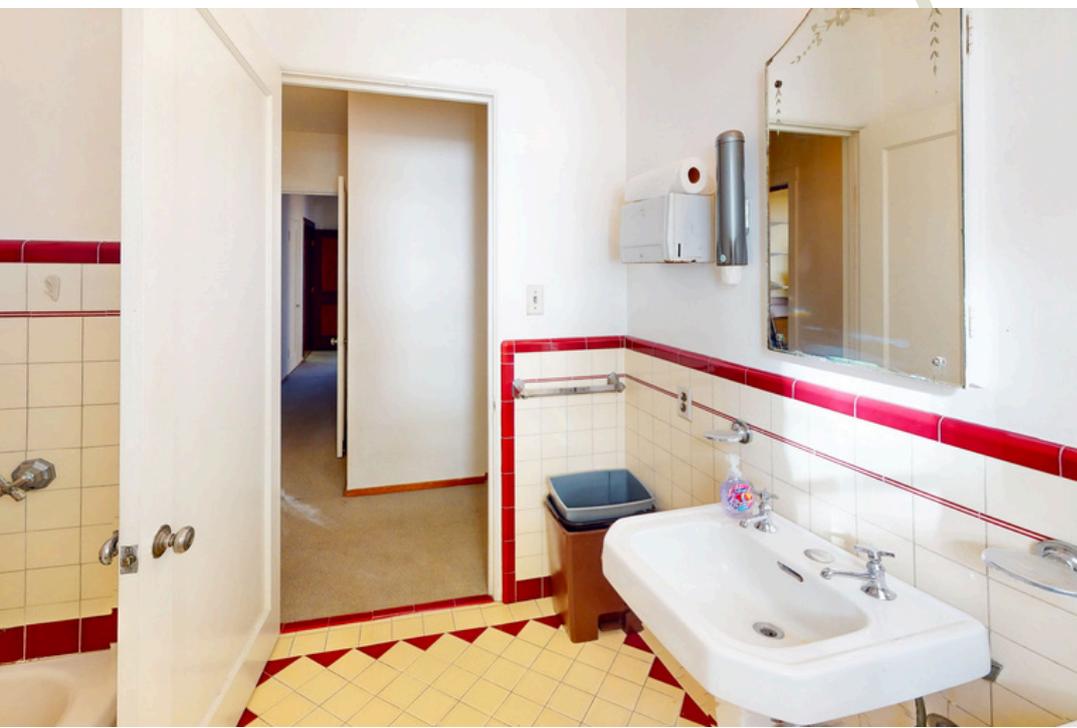
Medical office building comprised of large shared area and four separate wings.



Primed to convert front building back to residential housing, potential student housing income opportunity by making each wing a two-room suite.

2702 Dana

±3871 SF Front Building



Each Wing consists of



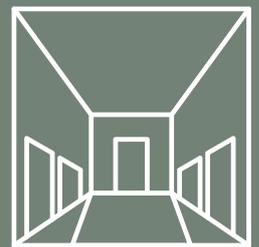
Two spacious offices with natural light and wood floors



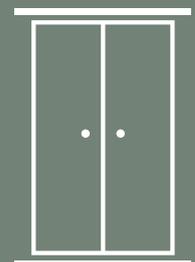
Kitchenette/
break room



Full bathroom w/
showers



Private hallway



Small storage
closets



2702 Dana

±3871 SF Front Building



2706 & 2708 Dana

±787 SF & ±818 SF

Back Building



Two spacious 2 bed/
1 bath apartments



Upstairs apartment benefits
from large full-height flex-space
in attic with stair access



2706A Dana

Lower Unit ±787 SF



2708A Dana

Upper Unit ±818 SF





Neighborhood

UC Berkeley



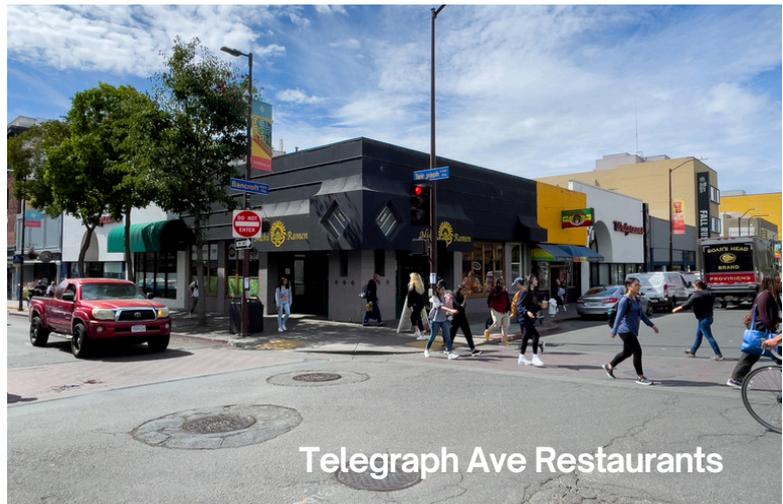
Berkeley Bowl Market



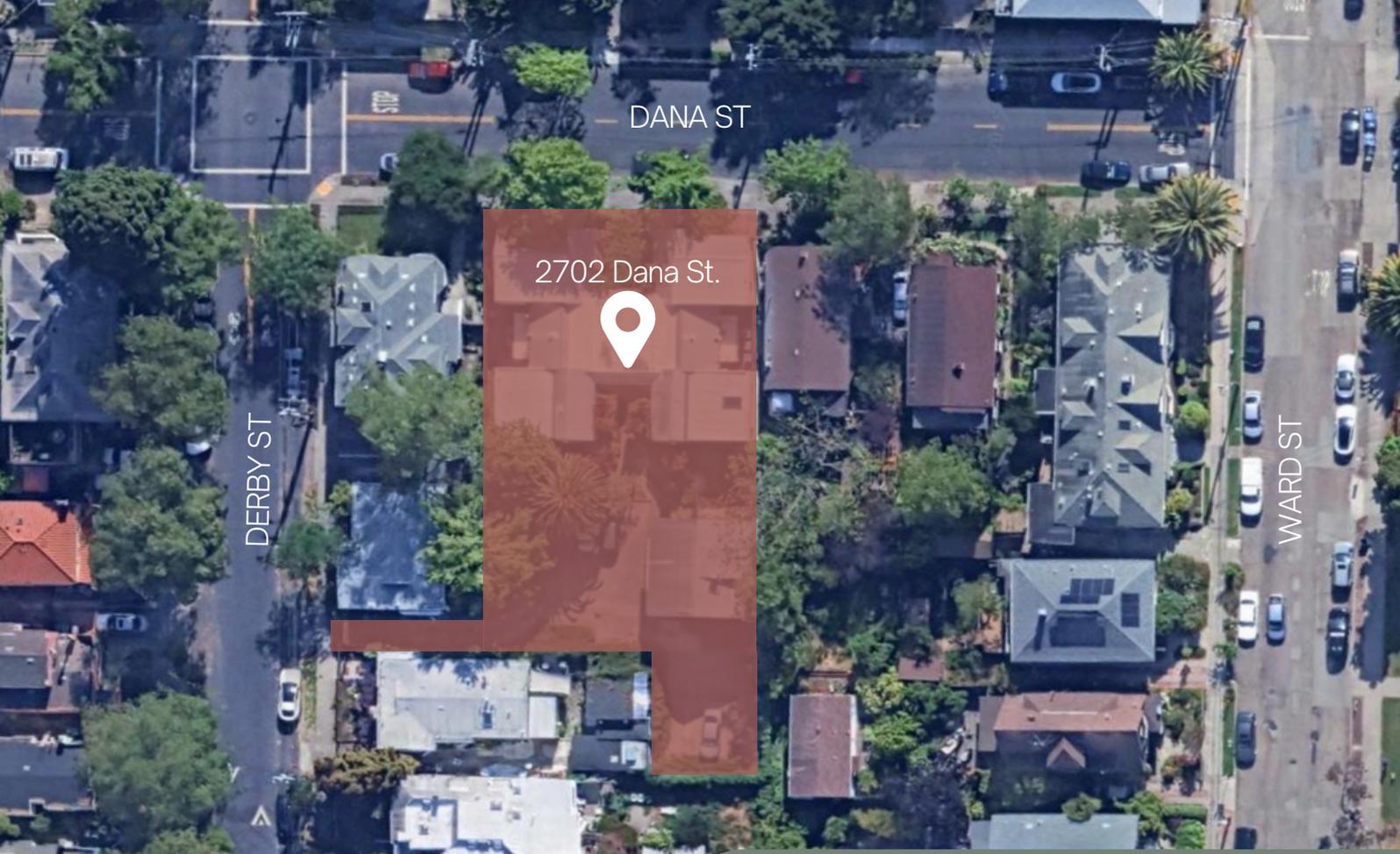
Willard Park



Ashby BART



Telegraph Ave Restaurants



2702 Dana St.



Transportation



SUBWAY

Ashby Station	18 min walk	1.0 mi
Downtown Berkeley Station	19 min walk	1.3 mi
Rockridge Station	6 min drive	2.0 mi
North Berkeley Station	7 min drive	2.4 mi
MacArthur Station	10 min drive	4.6 mi



Walk Score **92**



Bike Score **97**

AIRPORT

 23 min drive 14.1 mi

 39 min drive 24.3 mi



COMMUTER RAIL

Emeryville	8 min drive	2.7 mi
Berkeley	9 min drive	2.9 mi
Oakland	11 min drive	5.8 mi
San Francisco 4th & King	21 min drive	11.9 mi
22nd Street	23 min drive	13.1 mi

Contacts



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Showings by appointment only.
Please do not disturb tenants.



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