

LISTED

JUST OFF THE 880 FWY CORRIDOR AND ACROSS FROM
BROOKLYN BASIN'S WATERFRONT DESTINATION
FOR SALE



Contact

John Dunning

Senior Director

510-622-8435

john.dunning@tricommercial.com

LIC: #02024892

Offer Summary

Price: \$1,500,000

Building: ± 6,603 SF Comprised of a Mixed-Use of ±5,000 SF Industrial Building with (1) Craftsman Style Cottage with loft and (5) Artist's Loft/ Studio Apartments and Inner Open Courtyard Area

Lot: ±10,000 SF

1254 E. 12th Street
Oakland, CA 94606

PROPERTY SUMMARY

- Bldg ±6,603 SF
- Lot ±10,000 SF
- 6 Units – (2) Live/Work Owner/User Art Studios with (4) Loft Apartments with Open Area Shared Inner Courtyard
- Flexible City of Oakland CC-2 Zoning (Community Commercial)

PROPERTY HIGHLIGHTS

A phenomenal Live/ Work Owner/User or Investment Opportunity!

With the (2) Live/Work Owner Occupied Units being delivered Vacant upon Close of Escrow, this former Artist Compound lends itself well for another Artist to Live/Work, or a Commercial Business to Occupy more than 50% of the Property and enjoy rental income from the (4) Loft Apartments, or repositioned into fully occupied Multifamily Apartment Community!

Just across from Brooklyn Basin's Waterfront Destination, ease of access to the 880 FWY and minutes to Downtown Oakland and ability to get anywhere in the Greater Bay Area!

- (6) Live/Work Loft Style Units
- Secure Off Street Gated Parking
- Terrific access to Public Transit – just outside your doors!
- Shared Gas, Electric, Water – immediate opportunity to implement RUBS
- Rooftop Solar – provides low-cost, energy efficient, renewable electricity
- Coveted Secure Outdoor Inner Courtyard Area for Fitness / Gardening/ Workspace and other uses...
- Opportunity Zone "OZ" ~ <https://maps.gis.ca.gov/hsr/map.html>
- Immediate Value-Add Opportunity for Investors!
- Exceptional Owner/User Live Work ability!
- Awesome Commercial Business Owner Occupy (50%+) for SBA Qualification!

± 6,603 SF Bldg. that sits on a ± 10,000 SF Corner Lot (with outdoor inner courtyard and off-street parking) - Immediately Available!

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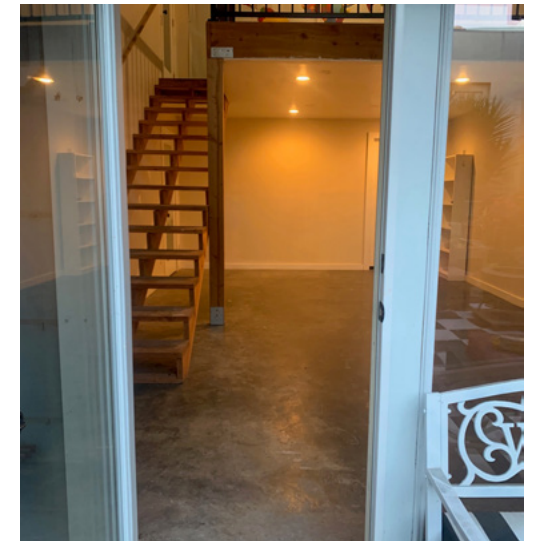
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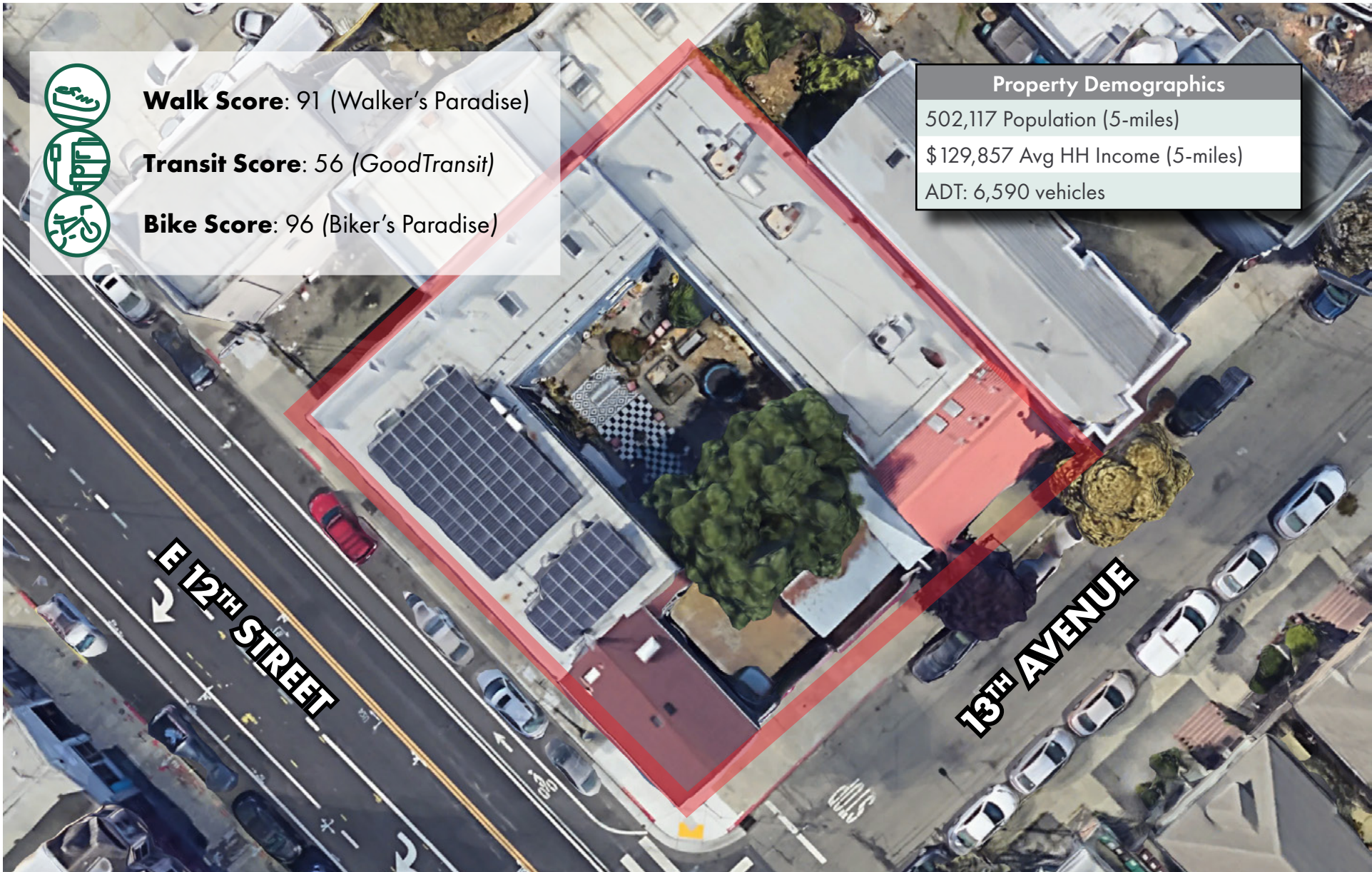
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Walk Score: 91 (Walker's Paradise)

Transit Score: 56 (Good Transit)

Bike Score: 96 (Biker's Paradise)

Property Demographics

502,117 Population (5-miles)

\$129,857 Avg HH Income (5-miles)

ADT: 6,590 vehicles

E 12TH STREET

13TH AVENUE

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Image Landsat / Copernicus

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