



**411 FERRY STREET, MARTINEZ**



**Handsome Retail/Office Opportunity in Blossoming Downtown Martinez**

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Freshly repainted building, and was remodeled/upgraded in 2005. Features 2 possible Owner/User street-level retail spaces with high visibility. 7 office suites are upstairs and share a conference area, breakroom, outdoor patio, and 2 bathrooms.

Located at the gateway to Waterfront Park and the Marina, with the busy Amtrak Station one block away. Restaurants nearby, including the burgeoning Martinez nightlife scene, adding to the vibrancy of the area. Ample parking available across the street.

Below market rents offer a great upside.

Major renovations in 2005 included electrical, roof, and plumbing along with other upgrades.

**Don't Miss This Rare Opportunity To Get A Working, Well-Functioning And Well Located Asset Into Your Portfolio.**

**Price Upon Request**



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