

# 2575 San Pablo Avenue

Berkeley California 94702

Represented by:

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

#### **Property Highlights:**

- Built-out as a retail bakery with Type
  2 hood, large walk-in refrigerator,
  ADA bathrooms, etc.
- Gated parking lot and driveway provide ample outdoor use opportunities
- Roll-up door for rear loading
- Large windows, high-ceilings and skylights with plenty of natural light

- 34 ft. of storefront on a vibrant block nearby many retail stores and restaurants
- Across from a multi-tenant office building and one block down from large Kaiser Berkeley development.
- Fee simple, standalone building, prime for future redevelopment

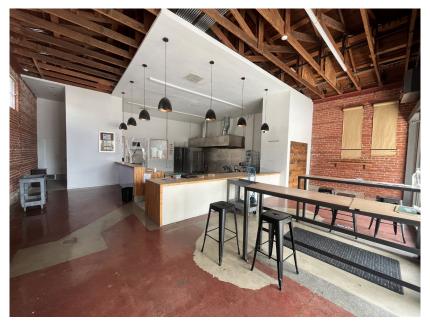


All information herein is offered in good faith and deemed accurate, but not guaranteed.

\$2,200,000











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









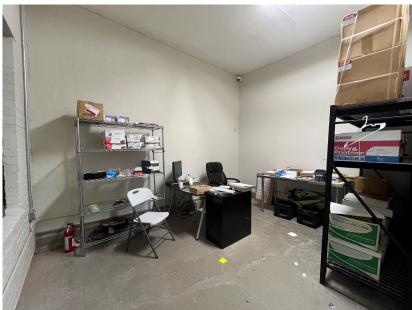


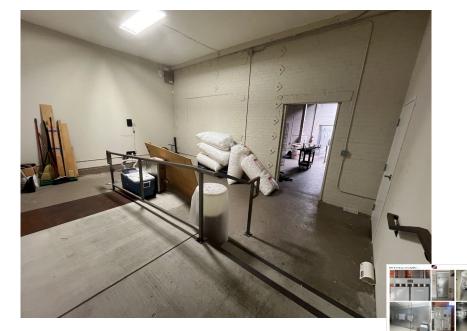
All information herein is offered in good faith and deemed accurate, but not guaranteed.









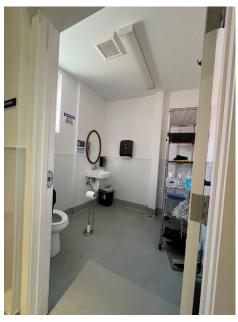


All information herein is offered in good faith and deemed accurate, but not guaranteed.



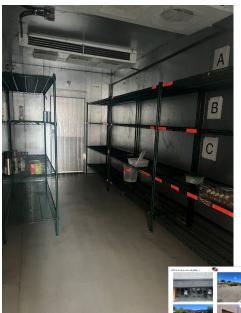












All information herein is offered in good faith and deemed accurate, but not guaranteed.











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



