

FULLY RENOVATED MIXED USE INDUSTRIAL/RETAIL BLDG
FOR SALE OR LEASE: 401 JACKSON STREET | OAKLAND, CA



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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FEATURES:

- 10,000± SF Building & Parcel
- Full Renovation Completed in 2020
- Former Brewery/Tap Room
- 960± SF Cooler
- 350± SF Commercial Kitchen Area
- 2 Separate Bar Areas
- Separate Trash Room w/ Roll Up Door
- Boiler Room
- 18' Clear Height
- 600 Amps @ 130/240 Volts
- HVAC in Pub Area
- 1.5" Water Line
- 3" High Pressure Gas Line
- 46' Channel Drain
- 7 Separate Floor Sink Drains
- Eco Grip Tile Floors in Kitchen & Both Bar Areas
- Extensive Natural Light w/ Over-Sized Windows
- Separate Lounge Area
- Large Boardroom
- 5 Restrooms
- 1 Automated Grade Level Roll Up Door
- Employee Locker Room
- Existing Infrastructure for Full Scale Beverage Production
- Brewery Equipment & FF&E Available Separately
- Sale Price: ~~\$3,800,000~~ **\$3,500,000**
- Lease Rate: \$2.00/SF, NNN

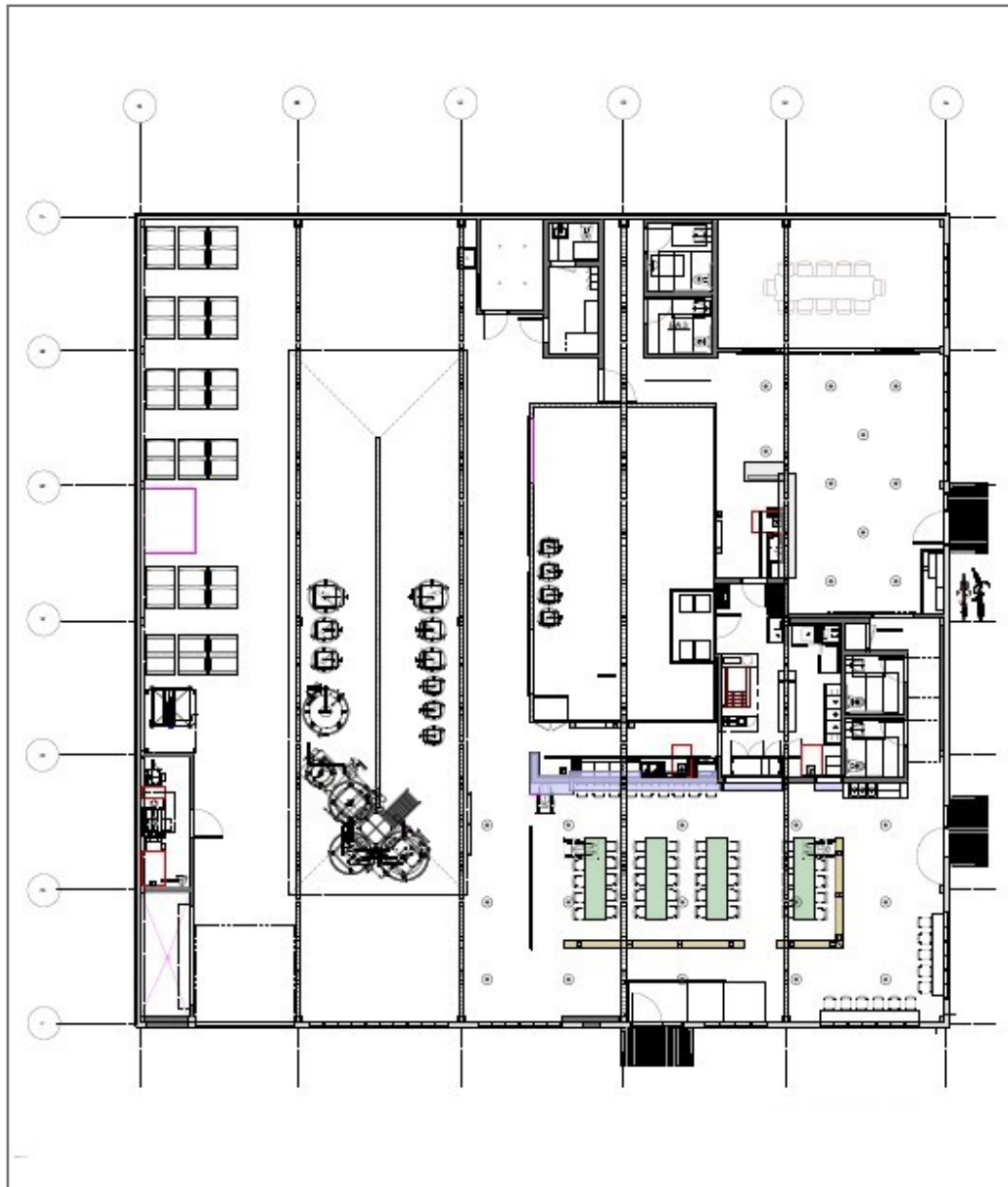
HIGHLIGHTS:

- [Zoned C-45 Community Shopping Commercial Zone](#)
- Potential Alternative Uses:
 - Essential Service
 - Limited Child-Care
 - Recreational Assembly
 - Community Assembly
 - Community Education
 - Nonassembly Cultural
 - Administrative
 - Health Care
 - General Food Sales
 - Full-Service Restaurant
 - Medical Service
 - Limited Service Restaurant & Cafe
 - General Retail Sales
 - Consumer Service
 - Consultative & Financial Service
 - Consumer Cleaning & Repair Service
 - Broadcasting & Recording Service
 - Research Service
 - Custom Manufacturing
 - Business, Communication & Media Service



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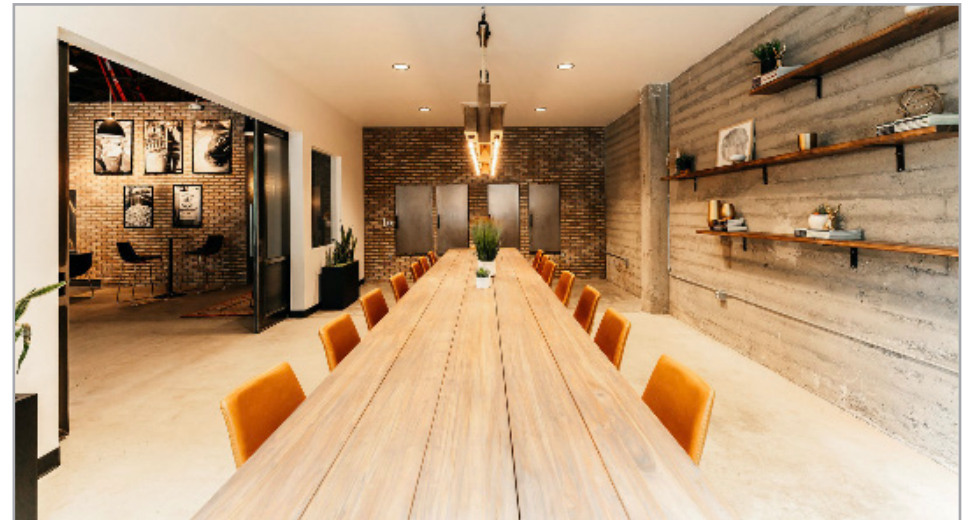


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