



**1700 INTERNATIONAL BLVD
OAKLAND CA 94606**

**1460 17 TH AVE
OAKLAND CA 94606**

PROPERTY HIGHLIGHTS:

- Two parcels
- 20572 SF Two- Story Industrial Flex Building
- 2740 SF Vacant Land
- Owner Use Or Investment
- Zoning: C-10, D-BV, RM-2 RU-4, RU-5, S-13

 1966

**ASKING PRICE
\$4,100,000**



The Infiniti Real Estate Team is pleased to present two parcels on the market: A 20,572 SF industrial flex building located at the excellent location in Oakland, CA 94606. This two-story commercial structure is situated at a prime corner of International Blvd and 17th Ave, with easy access to I-880 and port of Oakland, featuring concrete floors, a new roof, a loading dock, and a drive-in gate/door on the 17th Ave side. The building offers convenience with two separate entrances. The ground floor comprises 8,000 square feet currently occupied by a tenant, and an additional 2,000 square feet that is vacant. The second floor is entirely vacant, offering 10,000 square feet of space with 2 offices and a large work-shop room. This property presents a great investment opportunity with substantial rental income potential.

An added value to this purchase is a 2,740 square foot vacant land right next to the building. This independent parcel can be utilized for parking spaces, or developed into a single-family house, multi-family unit, or a commercial/mixed-use unit, providing significant flexibility and potential for future development.



SHIRLEY LIN
Real Estate Professional
DRE # 02180290
shirleylinca8@gmail.com
(510) 589-6216



VALERIE TRANG
Real Estate Broker
DRE# 01469513
TAN Member, GRI
valtrang@gmail.com
(408) 667-3013

**Call Shirley today
for a all your real
estate needs**
(510) 589-6216