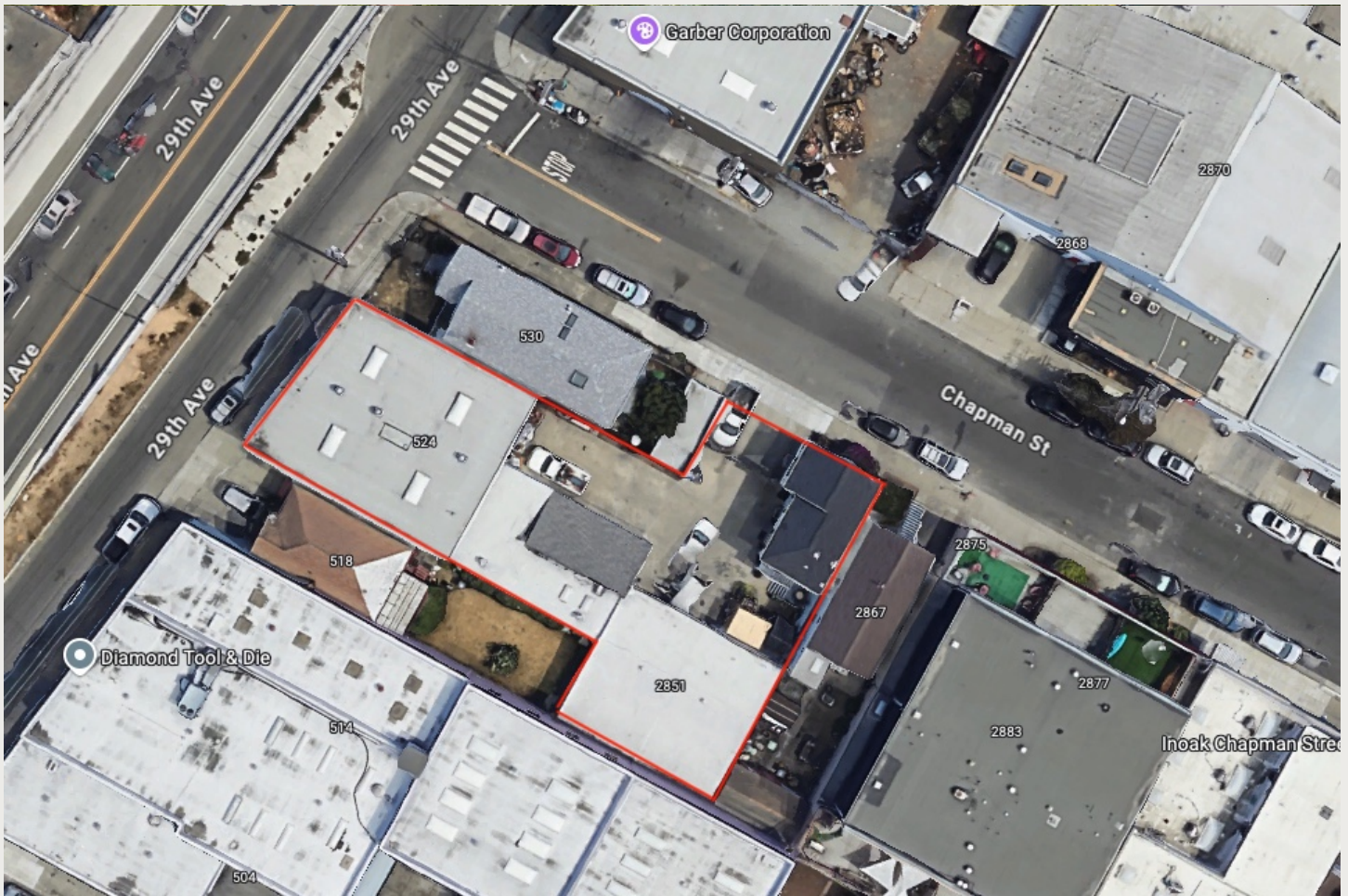


For Sale

Industrial & Office Building

with Parking & Storage

7,186 Sq. Ft.



2857 Chapman St. &
524 29th Ave.
Oakland, CA 94601



Gary Barboro
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Opportunity Summary

2857 Chapman St. & 524 29th Ave.
Oakland, CA 94601



Price

\$ 1,799,000

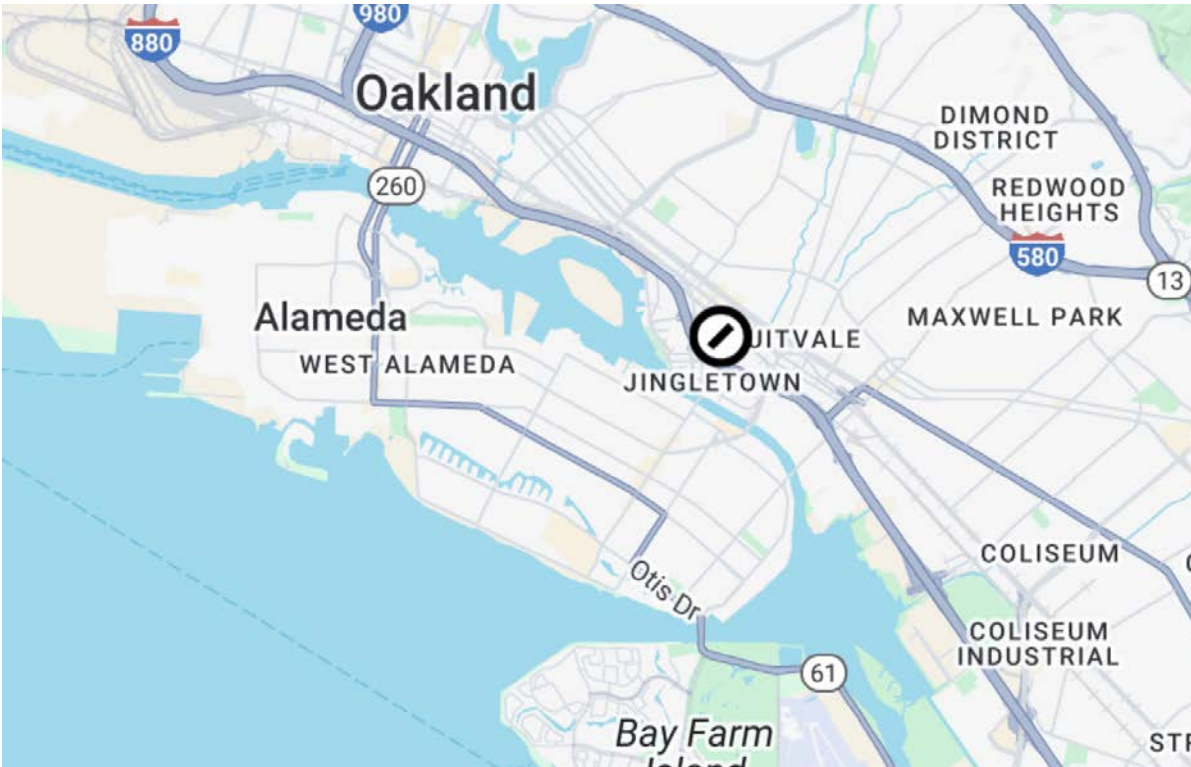
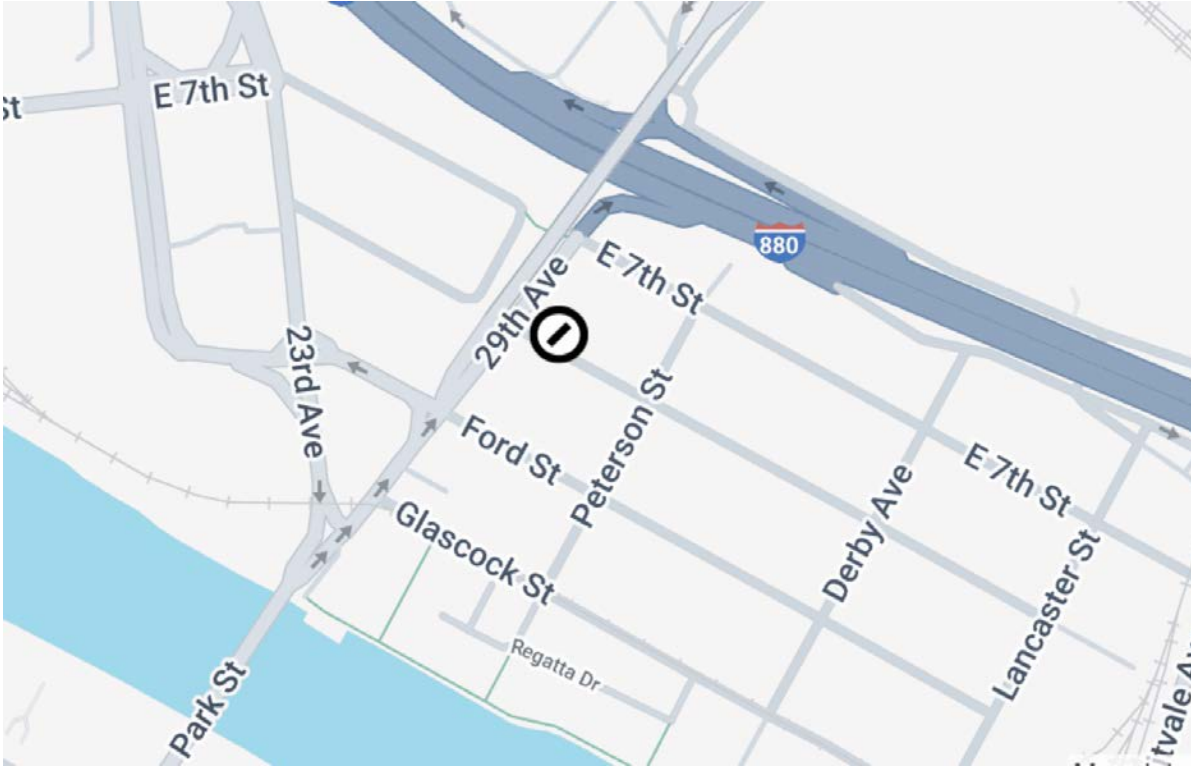
Total Building Area	7,186 Sq. Ft.
Price PSF	\$250
Total Lot Area	10,280 Sq. Ft.



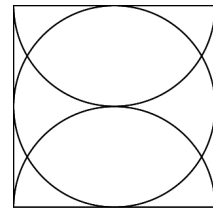
Opportunity Highlights

- Strategic Jingtowntown location with immediate access to Interstate 880 Fwy and Alameda for amenities.
- Perfect owner-user opportunity with a combination of warehouse, office, storage, and parking areas.
- Two parcels which will allow the owner to use one and lease the other.
- Exceptionally maintained property.

Location Map



Property Details



The property comprises of two legal parcels

Parcel Address	2857 Chapman St.	524 29th Ave.
Building Area	2,928 Sq. Ft.	4,258 Sq. Ft.
Lot Area	5,000 Sq. Ft.	5,271 Sq. Ft.
Year Built	1945	1964
APN #	025-0677-002	025-0677-020
Electrical	200 Amps	400 Amps
Max Clear Height	N/A	16 Feet

Zoning

D-CE-3 Central Estuary District Mix - 3 Commercial Zone
(Jingletown/Elmwood)

Download and refer to the Planning Code at <https://www.oaklandca.gov/resources/planning-code> for more information such as permitted and conditionally permitted activities and facilities, and property development standards in the D-CE-3 Zone (pp. 505-537). This property is also in the S-19 Health and Safety Protection Combining Zone (pp. 438-440).



Property Photos

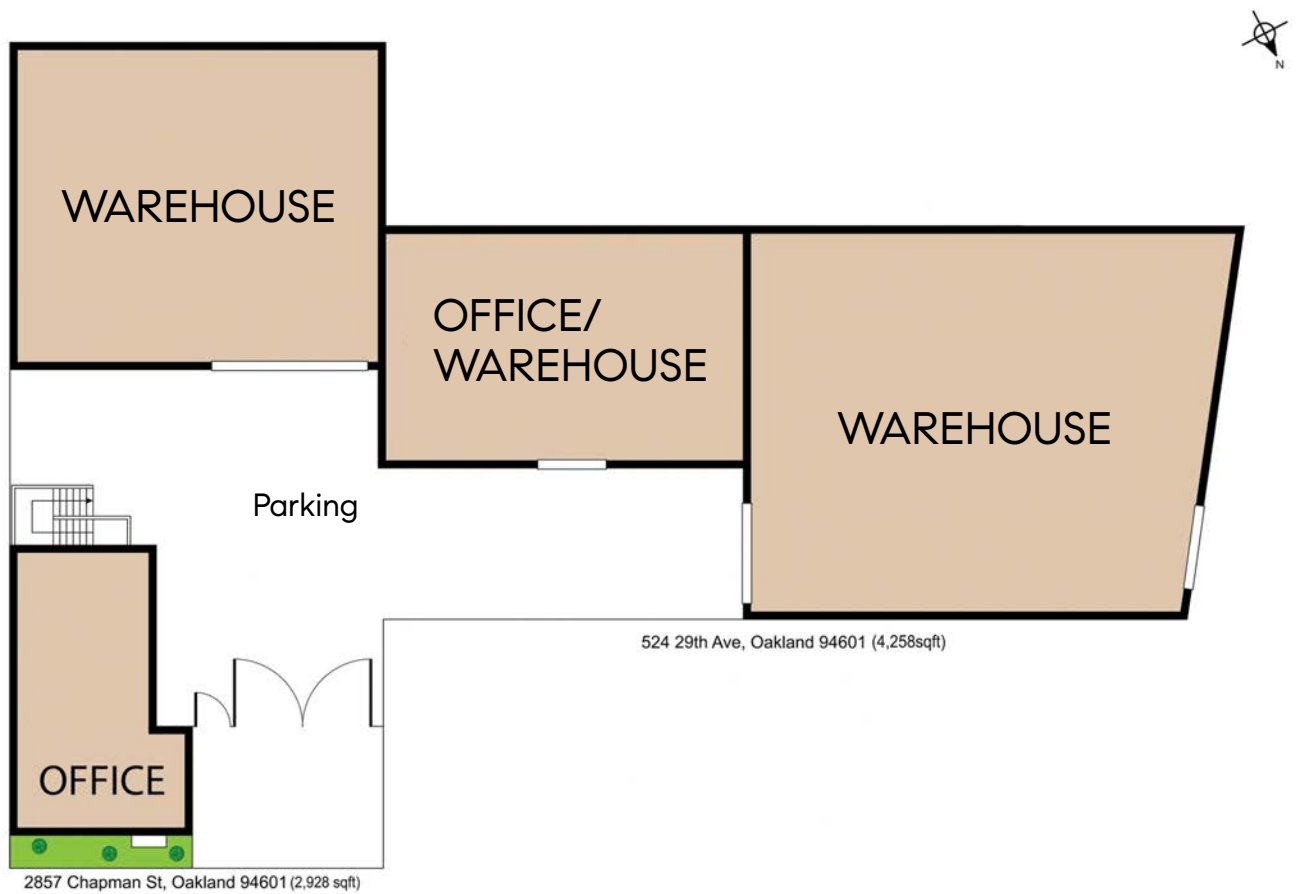


Property Photos



Site Plans

Combined



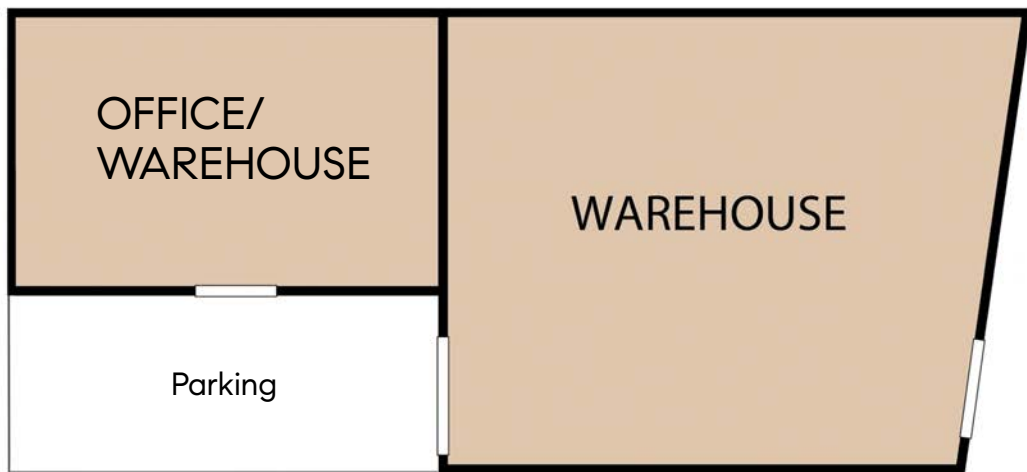
524 29th Avenue, Oakland 94601 and 2857 Chapman St, Oakland 94601

TOTAL APPROX. FLOOR AREA 7,186 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Site Plans

29th Ave.



524 29th Avenue, Oakland 94601

TOTAL APPROX. FLOOR AREA 4,258 SQ.FT

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Site Plans

Chapman St.



WAREHOUSE : 1,901 SQ.FT
FIRST FLOOR : 519 SQ.FT.
SECOND FLOOR : 508 SQ.FT.
TOTAL AREA : 2,928 SQ.FT.

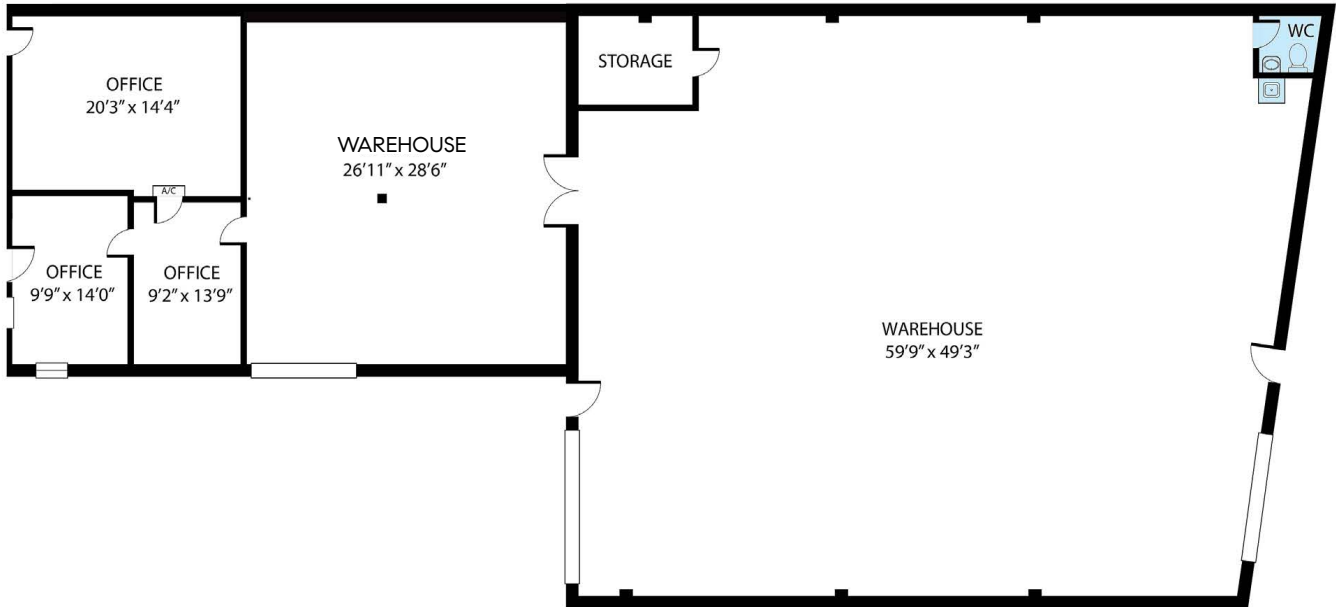
2857 Chapman Street, Oakland 94601

TOTAL APPROX. FLOOR AREA 2,928 SQ.FT

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Floor Plans

29th Ave.



OFFICE/WAREHOUSE : 1,361 SQ.FT

WAREHOUSE : 2,897 SQ.FT

TOTAL AREA : 4,258 SQ.FT

524 29th Avenue, Oakland 94601

TOTAL APPROX. FLOOR AREA 4,258 SQ.FT

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2857 Chapman Street, Oakland 94601

TOTAL APPROX. FLOOR AREA 2,928 SQ.FT

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