



5500
DOYLE ST

FOR SALE
± 3,865 SF OFFICE/RESIDENTIAL BUILDING
EMERYVILLE, CA



HIGHLIGHTS

- Located In The Heart Of Emeryville In A Tranquil Setting
- Across The Street From Doyle Street Cafe
- ± 3,865 Sf Office/Residential Use Building
- Meticulously Maintained Boutique Building and Yard
- Nicely Designed Landscaping
- Currently 90% Leased
- Owner/User Potential
- One Car Parking (Currently Leased)
- Asking Price: \$2,500,000



UNITS:

- UNIT A1: ± 932 SF OFFICE

- UNIT A2: ± 780 SF OFFICE

- UNIT A3: ± 80 SF STORAGE

- UNIT A4: ± 153 SF OFFICE

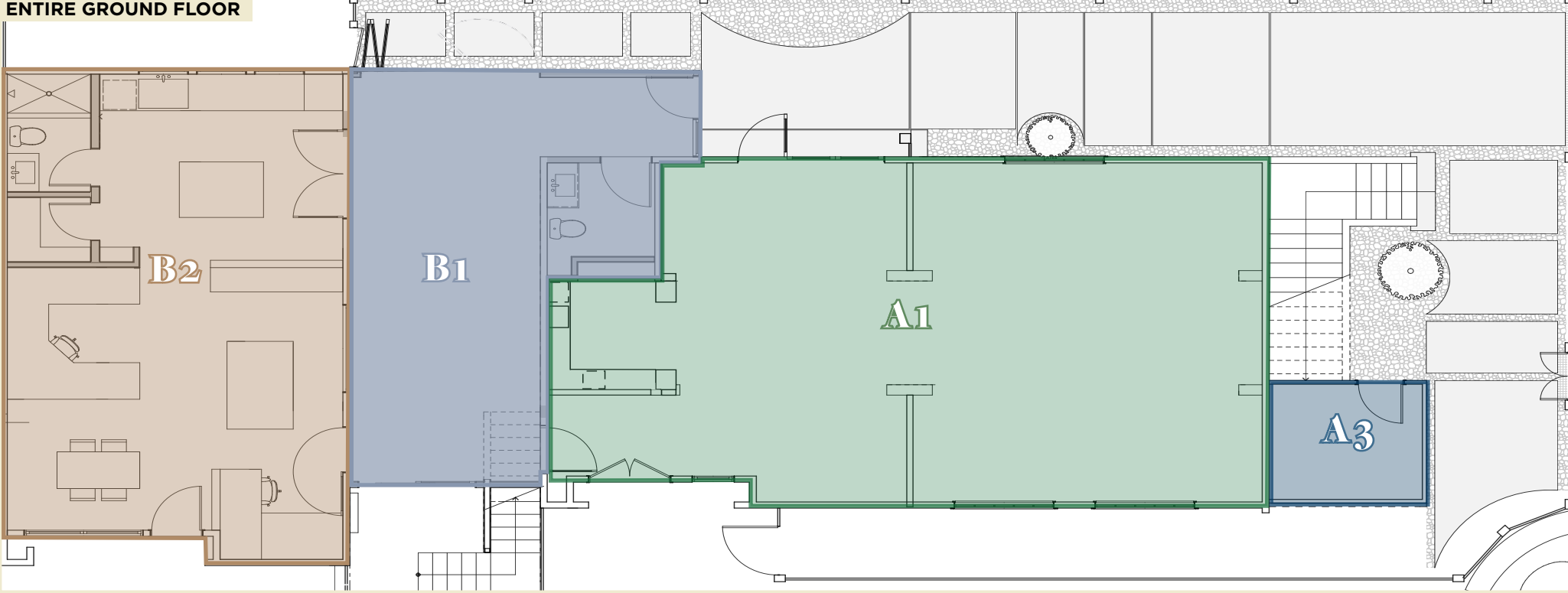
- UNIT B1: ± 369 SF RETAIL/OFFICE

- UNIT B2: ± 665 SF OFFICE

- UNIT B3: ± 886 SF RESIDENTIAL

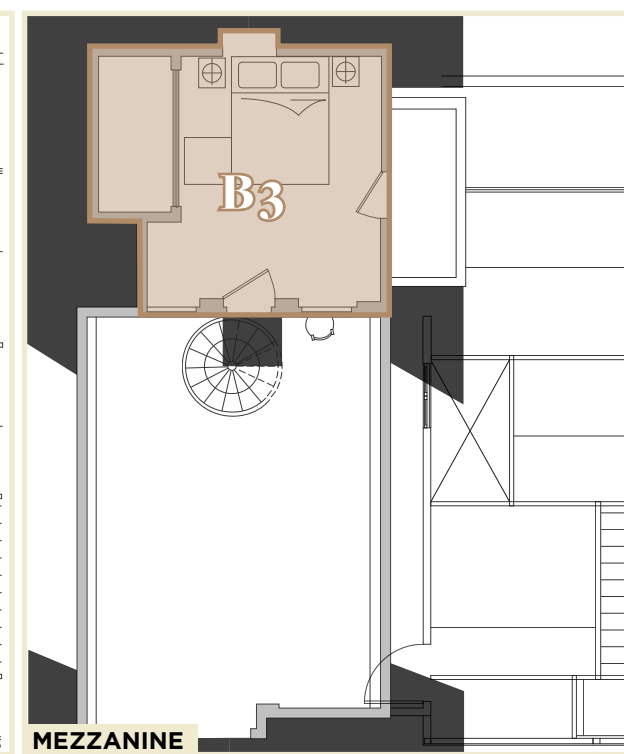
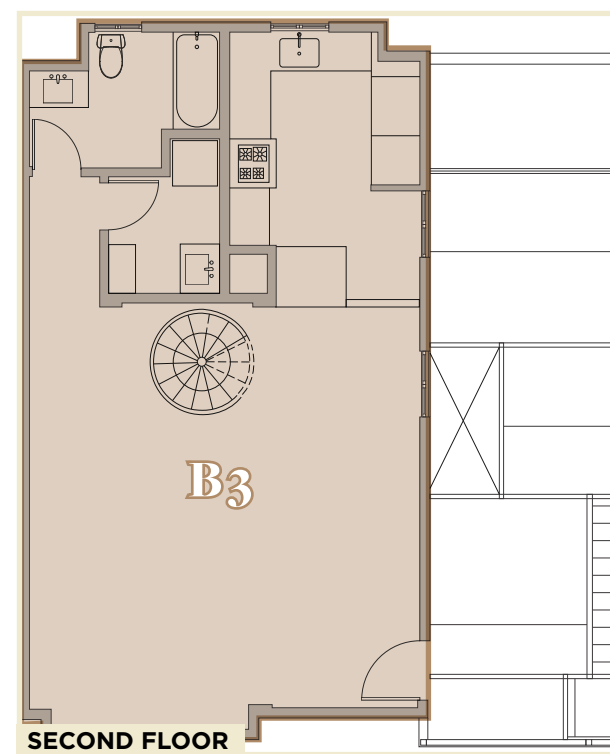
INCOME & EXPENSE ANALYSIS (PROFORMA BASED ON 2025 ACTUALS)			
ANNUAL GROSS INCOME		3,865 SQ.FT	\$168,048
VACANCY @	5.00%		(\$8,402)
EFFECTIVE GROSS INCOME			\$159,646
EXPENSES			
PROPERTY TAX - ANNUAL		\$19,239	
LLC TAXES		\$800	
INSURANCE INCL LIABILITY		\$14,000	
UTILITIES		\$7,000	
LANDSCAPING		\$1,680	
TRASH REMOVAL		\$1,182	
OFFICE/MISCELLANEOUS		\$400	
MAINT & REPAIRS		\$2,500	
MANAGEMENT		\$300	
OTHER - EMERYVILLE TAX		\$175	
TOTAL EXPENSES			\$47,276
NET OPERATING INCOME			\$112,370

ENTIRE GROUND FLOOR

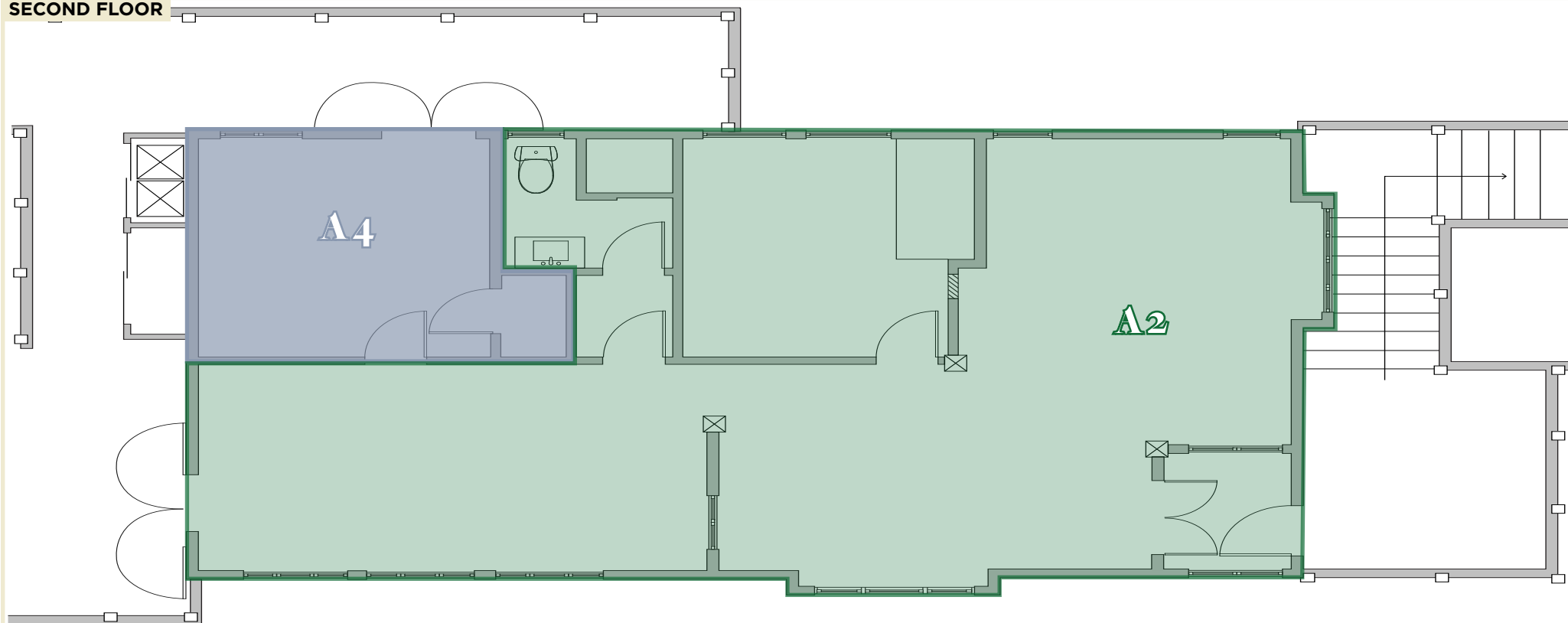


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SECOND FLOOR







5500 DOYLE ST

CONTACT:

BARRY COHN
Managing Director
+1 510 267 6003
barry.cohn@cushwake.com
LIC #01007603

DAVID ENGLERT
Senior Director
+1 510 267 6037
david.englert@cushwake.com
LIC #01291709



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