

FOR SALE ±6,380 SF

OAKLAND / BERKELEY | 6624-28 Telegraph Ave



Commercial Retail / Office Building With Warehouse & Residential Units



MAX MORRIS
DRE#00885544



(510) 537-4314



ADAMSADAMSMORRIS@YAHOO.COM

Price: 1,650,000

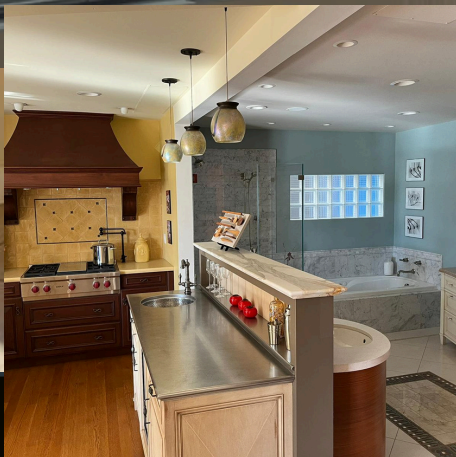
CAP Rate: 6%

Property Highlights

- Warehouse ±2,025 SF
- Retail / Office Space ±2,205 SF
- 1 Bed/ 1 Bath Apartment ±850 SF
- Large 1 Bed / 1 Bath Apartment ±1,300 SF
- 1 Roll up door
- Lot size ±5,879 SF
- Zoned Commercial / Residential
- APN: 16-1421-18

- Close proximity to BART
- High visibility located on major avenue
- Half a block from the famous Smokehouse
- Possible lease take-over for 12 additional parking spaces
- Estimated Annual Net Income: \$97,625

BUYER AND BUYERS BROKER TO VERIFY ALL INFORMATION FOR THIS BUILDING INCLUDING SQUARE FOOTAGE AND PERMITS.



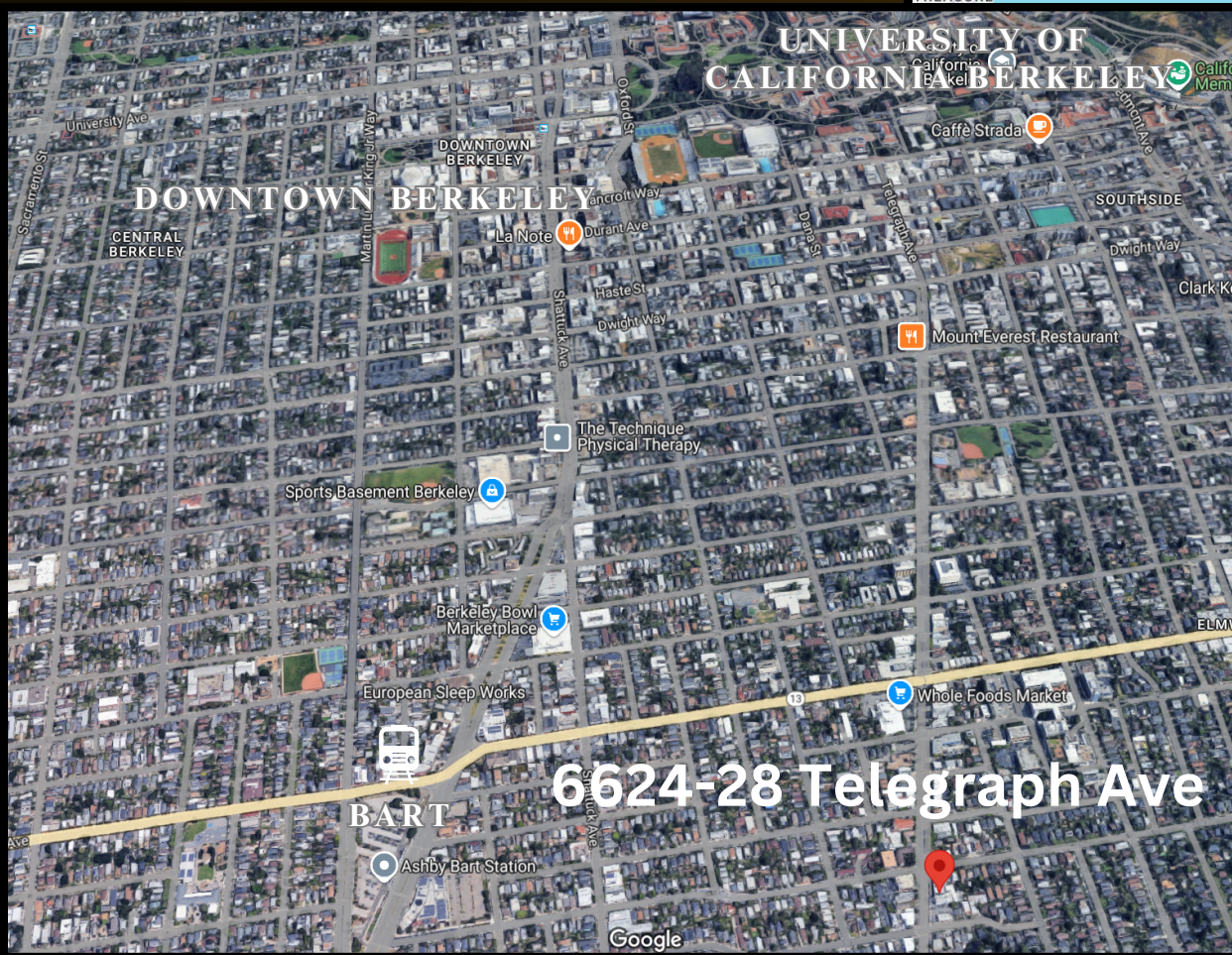
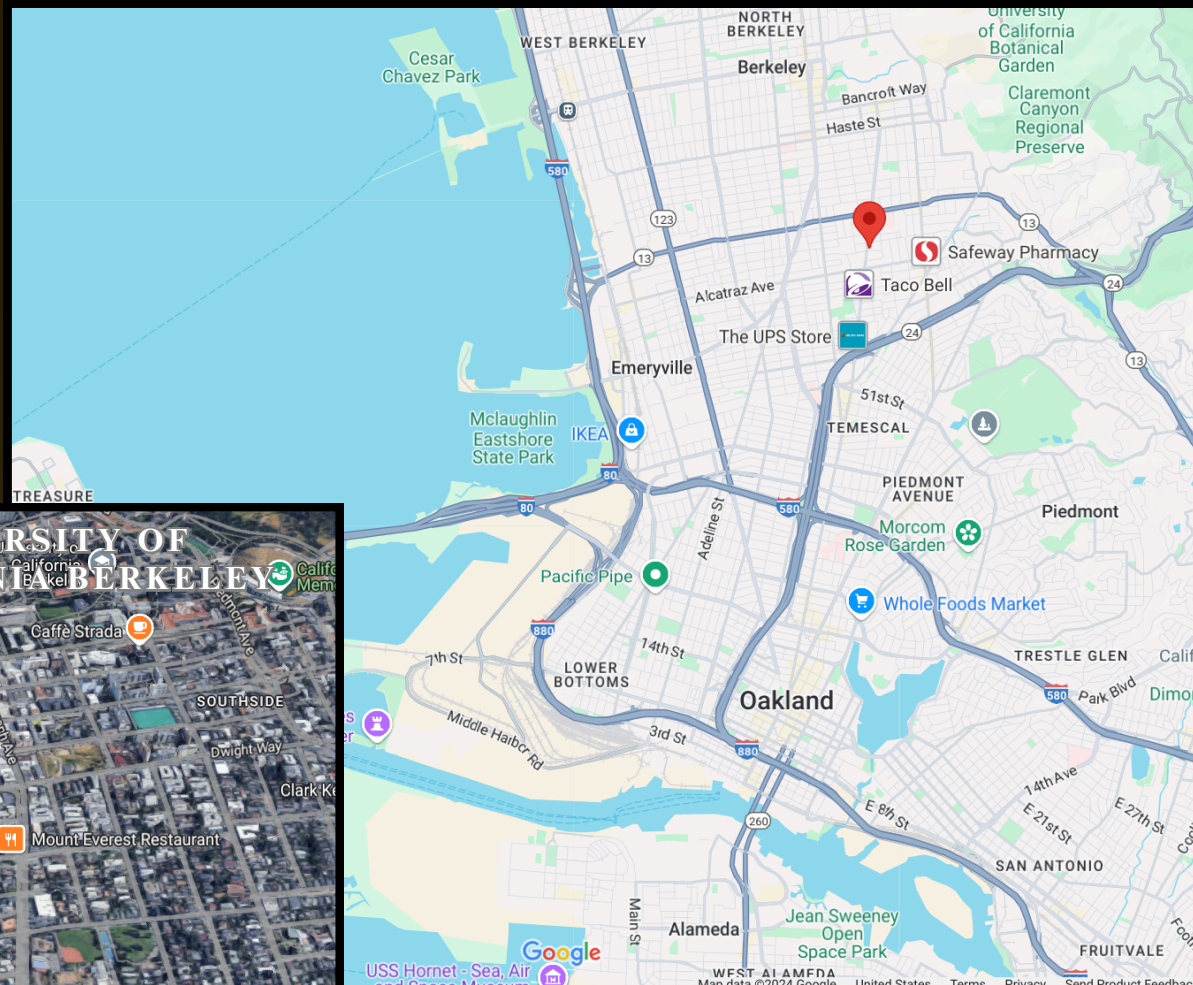
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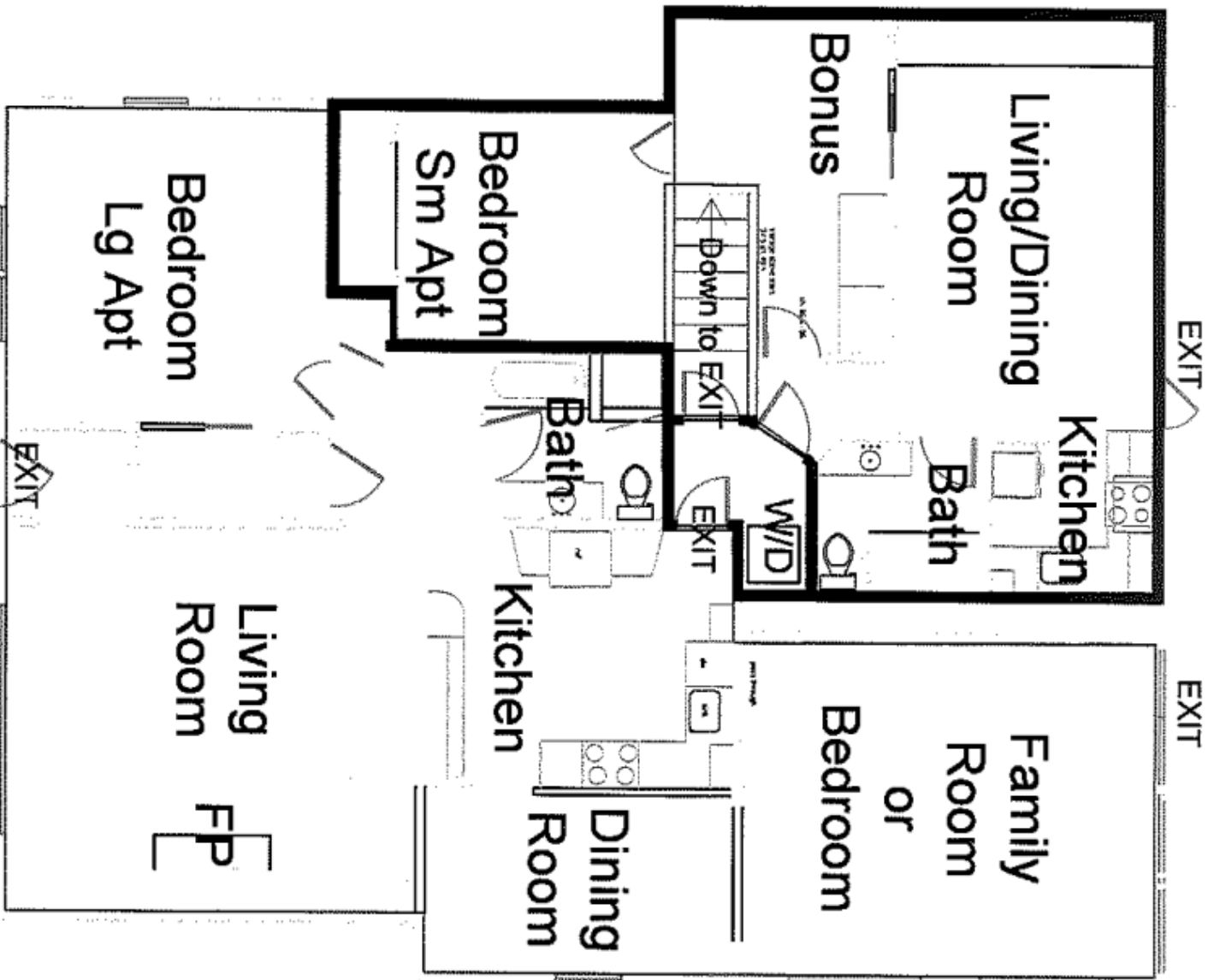


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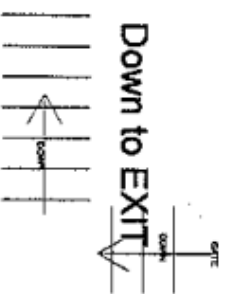
SECOND FLOOR

Deck

Deck



Front Deck



FIRST FLOOR

