

LEASED INVESTMENT FOR SALE

433 CALLAN AVENUE | SAN LEANDRO, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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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:

APN #:	77-460-3-6
Building Area:	11,466± SF
Lot Area:	15,364± SF (0.35± Acres)
# of Stories:	3
Units:	15 of Various Sizes
Occupancy:	97%
Ownership:	Fee Simple
Year Built:	1969
Parking Ratio:	31 Stalls plus On-Street Parking
HVAC:	100%
Restrooms:	Common (2 on Each Floor)
Elevator:	Inspection on File
Flood Zone:	Buyer to Confirm
Earthquake:	Buyer to Confirm
Zoning:	DA-2
Annual Income:	\$277,035.00
Asking Price:	\$3,500,000



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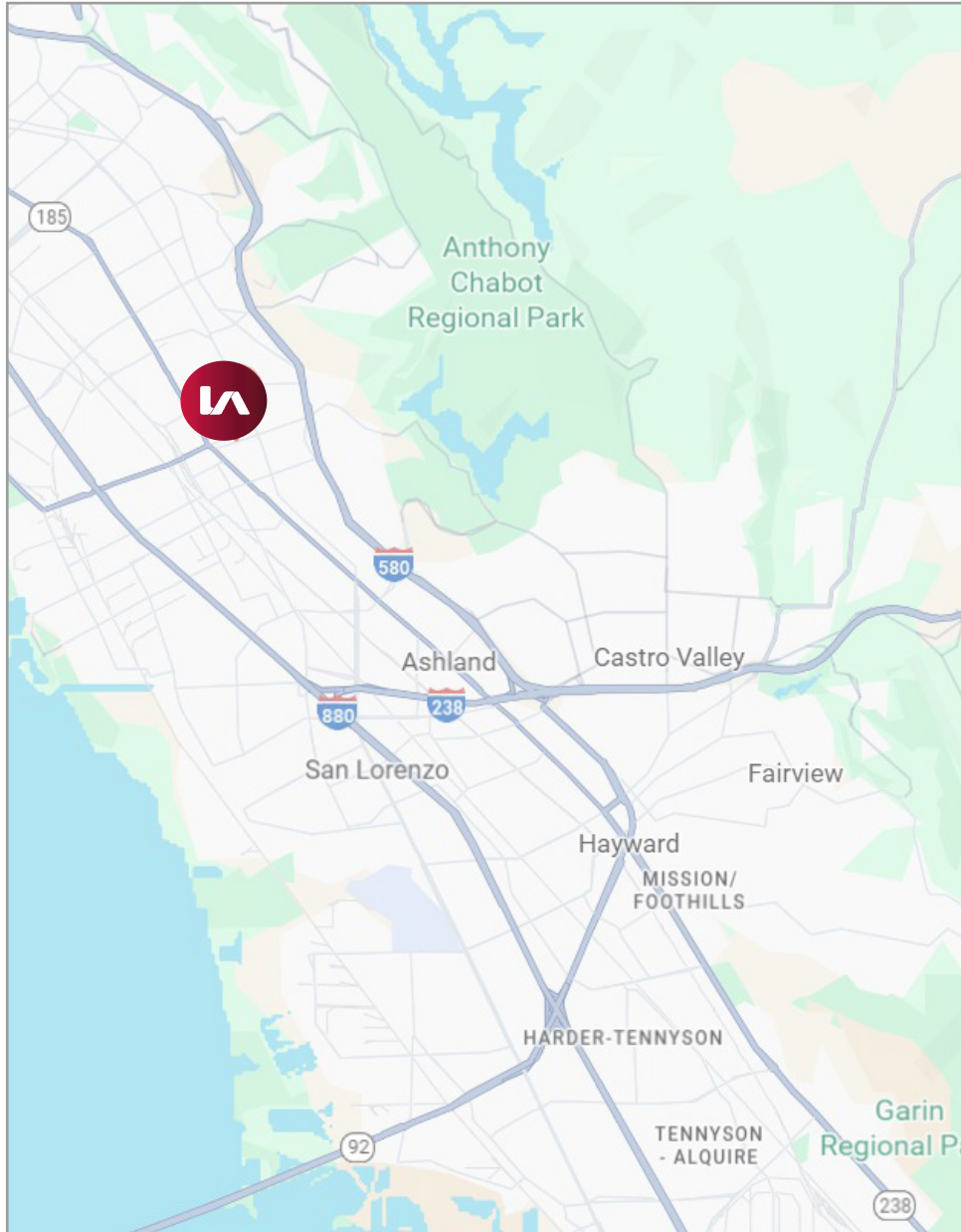
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Amenities Map



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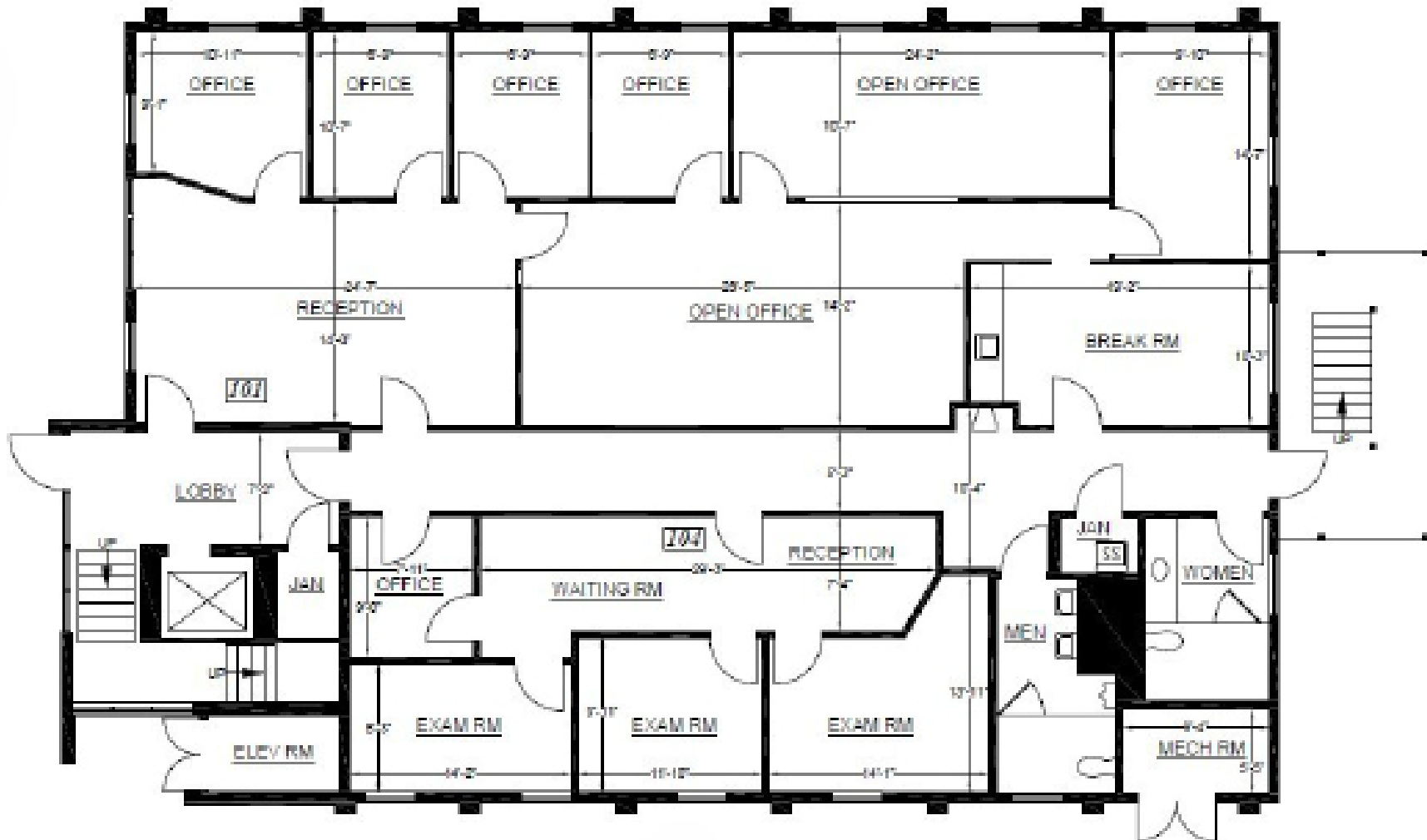
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433 CALLAN AVENUE | SAN LEANDRO, CA

FIRST FLOOR



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SECOND FLOOR



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THIRD FLOOR

