



PROFESSIONAL OFFICE, DOWNTOWN POINT RICHMOND WITH EASY PARKING & OUTDOOR SPACE



54 Railroad Avenue
Richmond California 94801

SBA Opportunity:
Owner/Users have the option to occupy the $\pm 1,763$ -SF first floor unit while leasing back upstairs unit to current owner for market rent.

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Building Size: $\pm 3,361$ SF

Parcel Size: $\pm 4,000$ SF

APN: 558-122-009-1

Price: \$1,350,000



Disclaimer: The advertised building size was derived from a third-party measurement source and deemed accurate. (Public records shows a building size of 2,540 SF.)

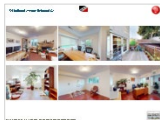


Highlights:

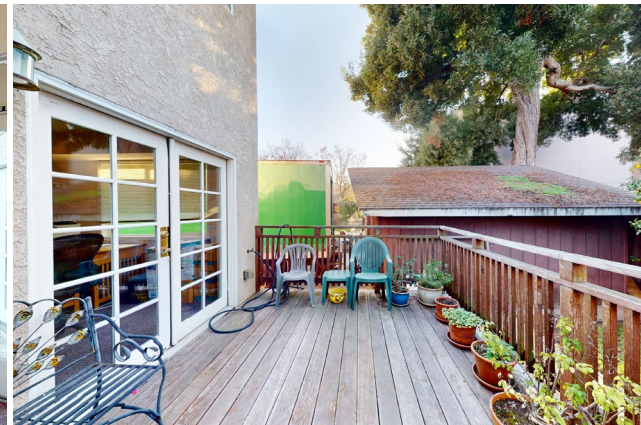
- Charming, light-filled office building featuring some privates with direct access to front garden or rear decks.
- Great for single-tenant identity or can easily allow for two separate spaces
- Both floors have bathrooms, reception areas, and dedicated rooms for kitchenettes
- Private offices are spacious, and all offer natural light
- Plenty of easy off-street parking across the street
- Just a quick walk through the neighboring breezeway to the businesses and eateries in the heart of Point Richmond



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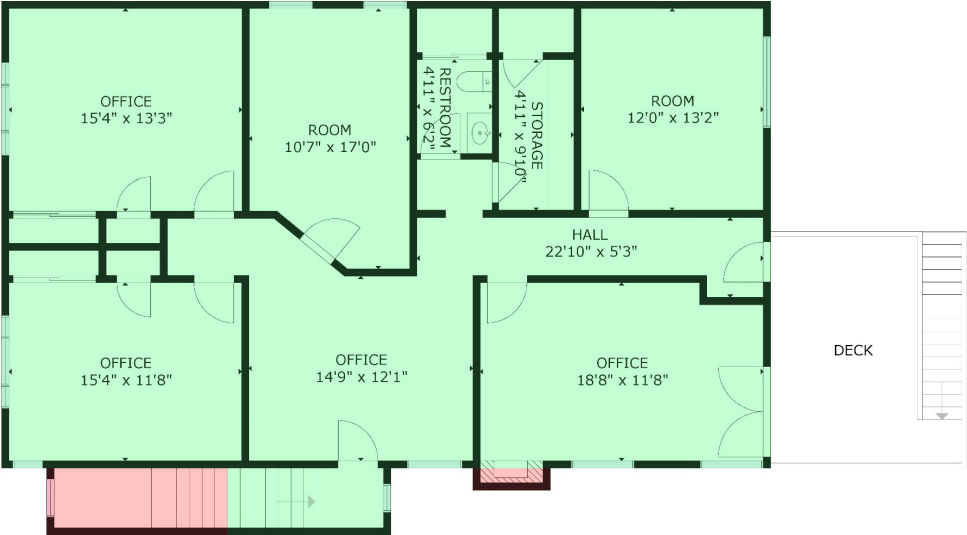


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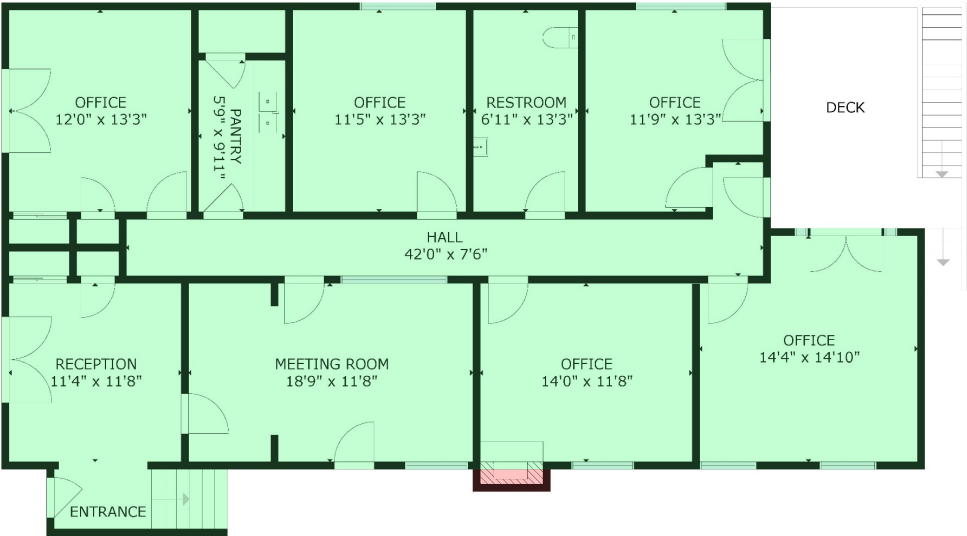


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FLOOR 2



FLOOR 1

GROSS LIVING AREA
FLOOR 1: 1763 sq.ft, FLOOR 2: 1598 sq.ft
TOTAL: 3361 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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