



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 ±1,763-SF first floor unit
while leasing back upstairs unit to current owner for market rent.

Colby Katz
510 450 1420
ckatz@mrecommercial.com
LIC# 01949015

Francis Griffin
510 450 1405
fgriffin@mrecommercial.com
LIC# 02016713

Building Size: ±3,361 SF **APN: 558-122-009-1**
Parcel Size: ±4,000 SF **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



54 Railroad Avenue Richmond CA



All information herein is offered in good faith and deemed accurate, but not guaranteed.



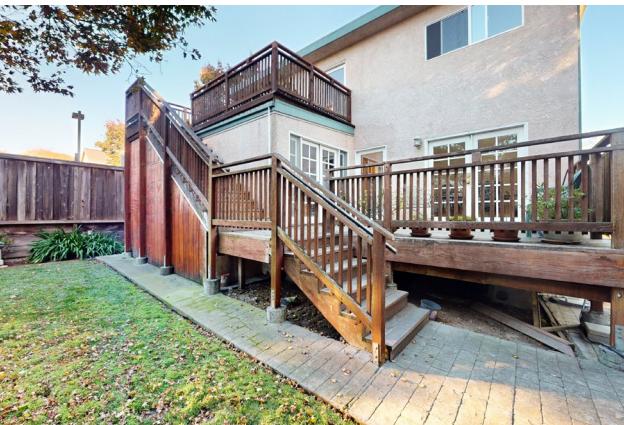
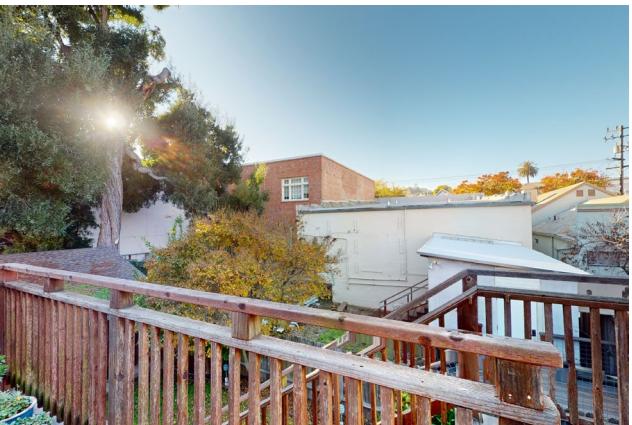
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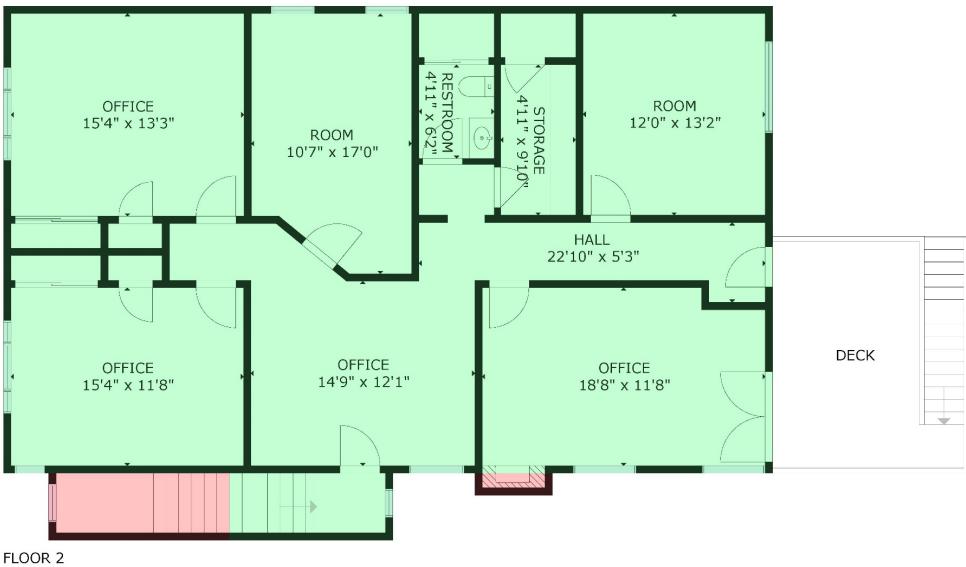


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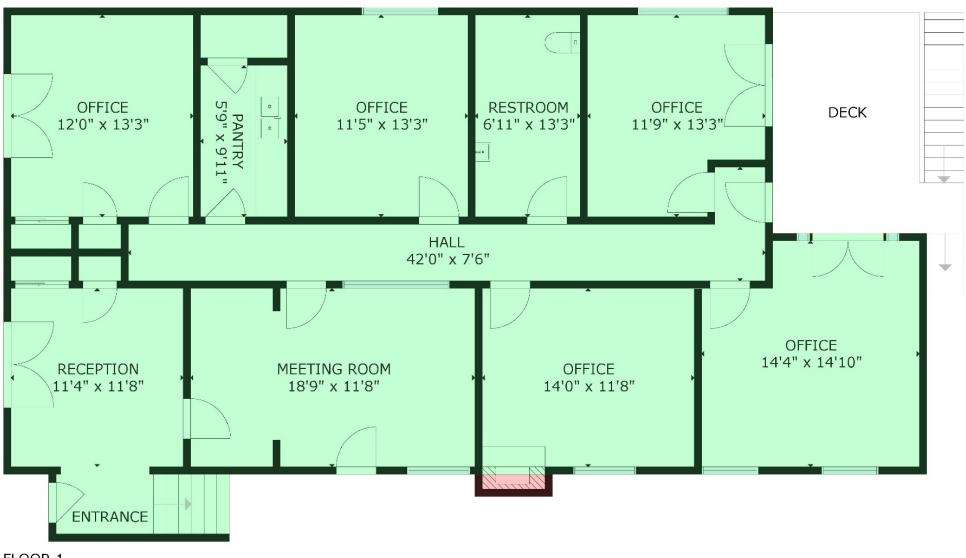


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FLOOR 2



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.



