



FOR SALE
OFFICE / RETAIL / LIVE-WORK
PRIDE OF OWNERSHIP FOR OWNER / USER
POINT RICHMOND, CA

LOCATION: 120 Railroad Avenue, Point Richmond, California, a few doors from the corner of W. Richmond Avenue. Notably, the popular Up and Under Pub is on the corner and the Richmond Municipal Swimming Pool is across the street. In the heart of Downtown Point Richmond.

DESCRIPTION: Comprising 1,080 square feet on the ground floor and 1,182 square feet on the second floor. Total of 2,262 square feet. Separate entrances and exits for each floor, so they can be used separately or together. Six parking spaces in the back as part of a landscaped parking lot. The building is seven years old and in excellent condition. Steel frame construction in the front of the building. Excellent for office, retail or live-work, or a combination thereof.

GROUND FLOOR: Attractive entry with glass frontage, large open room in the front, with one private office / conference room of 10' x 21' in the back. ADA restroom. Ten-foot ceilings. Separate A/C / heating unit.

SECOND FLOOR: Separate entrance. The second floor has a large open room in the front with kitchenette and glass frontage allowing plentiful natural light. One private office of 12' x 18'. Phone and utility closet, restroom with shower and washer dryer hook-ups. Ten-foot ceilings. Separate A/C / heating unit.

PRICE: \$575,000 – Potential 10% Down SBA Financing available with low fixed rates. Estimated monthly payments of \$3,354 – principal and interest.

ONLINE LINKS

[More Photos / Floor Plan](#)

[Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)

CONTACT

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