



**FOR SALE**  
**DENTAL / MEDICAL BUILDING**  
**INCLUDES PARKING**  
**BERKELEY, CALIFORNIA**

**LOCATION:** 2821 Telegraph Avenue, Berkeley, California.  
Two blocks north of Ashby. Walk to Alta Bates, corner of Telegraph and Oregon streets. Great location.

**DESCRIPTION:** Two-story dental building with parking, +/- 2,100 square feet on both the ground and second floor. The ground floor is vacant. The second floor has one dentist leasing part of the space. Another dentist, or different type of use, could share the second-floor space. The second-floor space has a large waiting room, clerical area, five dental exam rooms, two restrooms, employee room and three additional offices and second entrance, with small reception area. The ground floor includes a large waiting room, clerical area, six dental exam rooms, lab and X-ray room, sterilization room, four additional offices (one very small office) and kitchenette. There are also two restrooms, one with a shower. Five tandem parking spaces are adjacent the building, and six spaces are two doors up the street. Both the ground floor and second floor space have front and back entrances. It is possible to divide the building into smaller suites. This building has remained a dental office for many years, but is easily convertible to other medical uses. Please call for more information.

**BUILDING SIZE:** +/- 4,200 square feet.

**PRICE:** \$1,250,000 / \$298 per square foot.

**ONLINE LINKS**

[More Photos](#)

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

**CONTACT**

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