



FOR SALE
+/-24,000-SQUARE-FOOT
PRIME RETAIL OFFICE BUILDING
BERKELEY, CALIFORNIA

LOCATION: 3271 Adeline Street and 1835 Alcatraz Street, corner of Adeline and Alcatraz, **walk to BART**. Premier intersection in Berkeley's historic Lorin Station District. **Heavy traffic +/-38,000 ADT**, signalized intersection, tremendous signage and visibility on two major thoroughfares. Off-street parking.

DESCRIPTION: Rare large floor plate retail or office space in the heart of the burgeoning Ashby Arts District which includes 8 theater/performance venues. Near the new [Ed Roberts Campus](#), great restaurants, coffee shops and bakeries. Fully renovated.

SIZE: +/-24,281 square feet on two floors, easily split for ground floor retail and upstairs office. Previously used for successful 2 story retail.

SALES PRICE: \$4,250,000 \$3,250,000, or will lease.

FINANCING: 10% DOWN SBA financing at +/-5% interest fixed for 20 years creates super low PSF cost of occupancy for owner user.

ONLINE LINKS

[More Photos, Info and Plans](#)
[Ed Roberts Campus](#) | [Herrera Properties](#)
[Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)

CONTACT

Matt Gondak or Erik Housh

510-450-1434 or 450-1410

mgondak@mrecommercial.com

ehoush@mrecommercial.com

CA DRE Licenses: 00832220 & 00884205

