



**MAJOR PRICE REDUCTION!  
FOR SALE OR LEASE  
AAA OWNER-USER LOCATION  
SMOG / OIL CHANGER / AUTO REPAIR FACILITY  
RICHMOND, CALIFORNIA**

**LOCATION:** 4325 Macdonald Avenue  
at the corner of 44th Street, Richmond.

**DESCRIPTION:** Approximately 1,575-  
square-foot double-bay former Oil  
Changers facility on a corner lot of  
approximately 10,000 square feet, with  
ample and secure off-street parking.

Directly [across the street](#) from main  
entrance to the new 200,000-square-  
foot Macdonald 80 Shopping Center -  
anchored by Target. Easy freeway  
access, great drive-by traffic count,  
outstanding signage and visibility.

**LEASE RATE:** \$2.75 PSF / Monthly,  
NNN.

**SALE PRICE:** ~~\$799,000~~ \$699,000.

**FINANCING:** Owner will carry with 20%  
down; or 10% down SBA financing.

**DEVELOPMENT LINKS**  
[Macdonald Ave Corridor](#)  
[Macdonald 80 Shopping Center](#)  
[Enlarge Sat Image](#)

**CONTACT**  
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**MAPPING LINKS**

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