



**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](#)

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MAPPING LINKS

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