



**FOR SALE
PRIME LOCATION
HARD-TO-FIND SMALL MEDICAL OFFICE
ALBANY, CALIFORNIA**

LOCATION: 907 Key Route Boulevard, Albany, California, one door off Solano Avenue in Albany's desirable Solano Avenue Business District.

DESCRIPTION: Rare highly coveted small office building with parking and medical use permit in place. Currently laid out as seven therapist suites. Ideal for continued therapy use or for dentists, doctors, acupuncture, acupressure, chiropractic, optometric, or other professional uses.

Huge secluded back yard. Three off-street parking spaces. +/- 1,608 square foot two-story building on a +/- 3,714-square-foot parcel.

Originally constructed circa 1975. Excellent

condition with thorough remodel for current use approximately eight years ago. Restrooms and kitchenettes on both floors. Rear office on top floor has nice exterior deck while rear office on the ground floor has a nice level patio extending to rear yard.

OCCUPANCY STATUS: Owner can provide totally or partially vacant for an owner-user. All tenants on month to month leases including two suites occupied by the owner. Current rent is +/- \$4,250 per month, gross.

PROSPECTIVE TERMS: 10% Down SBA financing with very low long term fixed rates (currently in the 4.5% range fixed for 20 years) is available for owner-users occupying 51% or more of the building.

BUILDING SIZE: +/- 1,608 square feet.

PARCEL SIZE: +/- 3,714 square feet.

PRICE: \$725,000



ONLINE LINKS

[Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)
www.mrecommercial.com

CONTACT

Erik Housh

510-450-1410

ehoush@mrecommercial.com

CA DRE License: 00884250

**Please do not disturb current tenants.
Building shown by appointment only!**