



FOR SALE
HARD TO FIND OWNER-USER
MEDICAL / OFFICE BUILDING / PARKING
10240 SAN PABLO AVENUE
EL CERRITO, CA

LOCATION: 10240 San Pablo Avenue, one block from Central Avenue.

DESCRIPTION: An approximately 5,355-square-foot prime office building at a top location. Walk to BART, easy Freeway access and a wide lot with superb visibility and signage along San Pablo Avenue. Fifteen off-street parking spaces, five motorcycle / scooter spaces, plus bike parking. Perfect for medical, dental, or other health practitioner use or for straight office.

Approximately 3,348 square feet on ground floor and approximately 2,007 square feet on the 2nd floor.

Plans, permits and bids in place for major renovations. Complete set of diligence reports available.

PRICE: \$1,325,000, all cash to seller at close of escrow.

FINANCING: SBA available at 10% down.



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