



**FOR SALE**  
**GREAT AUTO REPAIR / RETAIL BUILDING**  
**DEVELOPMENT POTENTIAL**  
**EL CERRITO, CALIFORNIA**  
**PRICE REDUCTION!**

**LOCATION:** 10929-10931 San Pablo Ave. / 5930-34 Alameda Ave.

**DESCRIPTION:** Approximately 7,000 square feet of main retail building, with +/-1,600 square feet of warehouse space, large yard area and 3-bedroom, 1-bath house.

All tenants on month-to-month leases. Approximately 6,100 square feet currently houses two auto repair tenants. Great for continued auto repair use, or use good carrier income to redevelop the property. Right across the street from new El Cerrito City Hall and Civic Center. Next door to Midas. Lender owned, motivated seller.

**LOT SIZE:** Approximately 17,788 square feet.

**PRICE:** ~~\$1,300,000~~ \$1,150,000

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