



**FOR SALE  
RETAIL WITH PARKING  
BERKELEY  
PRICE REDUCED TO \$990K!**

**LOCATION:** 1407 & 1411 San Pablo Avenue, Berkeley.  
Two blocks south of Gilman Street.

**DESCRIPTION:** Totaling approximately 6,118 square feet of retail space. Structure:

- **1407 San Pablo** – Approximately 1,750 sq. ft., cinder block construction, built in 1953.
- **1411 San Pablo** – Approximately 4,368 sq. ft., cinder block and wood frame construction, built in 1936.

The buildings are connected within the interior and can be used as one building, or used separately. Each lot is 5,000 sq. ft., total of 10,000 sq. ft. of land. Roofs should be replaced.

This is an excellent retail location, high-traffic area, with parking. REI is nearby as well as the Pyramid Brewery and many other strong retailers.

Price was reduced in consideration of new roof and minor seismic upgrade. Wilderness Exchange will relocate. ► Get [more info and photos](#).

**PRICE:** ~~\$1,223,000~~ ► \$990,000 / 10% down, monthly payments of \$6,314. Could lease 1407 San Pablo to reduce payment to about \$4,000 per month.

**CONTACT**

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