



**INVESTMENT/OWNER-USER OPPORTUNITY
5-UNIT MULTI-FAMILY BUILDING
BERKELEY**

BIG PRICE REDUCTION!

LOCATION: 3151 Eton Avenue, corner of Claremont Avenue.

DESCRIPTION: This is an excellent investment / owner-user property situated at a prime Claremont-Berkeley location close to the University of California, public transportation, and the Rockridge / Elmwood shopping areas.



Attractive Mediterranean-style building with a vacant three-bedroom owner's unit of approximately 1,565 square feet with garage and laundry. Two (2) one-bedroom units, plus two (2) spacious two-bedroom units, the upper of which is vacant.



BUILDING SIZE: Approximately 5,199 square feet.

LOT SIZE: Approximately 4,800 square feet.

PARKING: Security garage

CURRENT GRM: 14.17

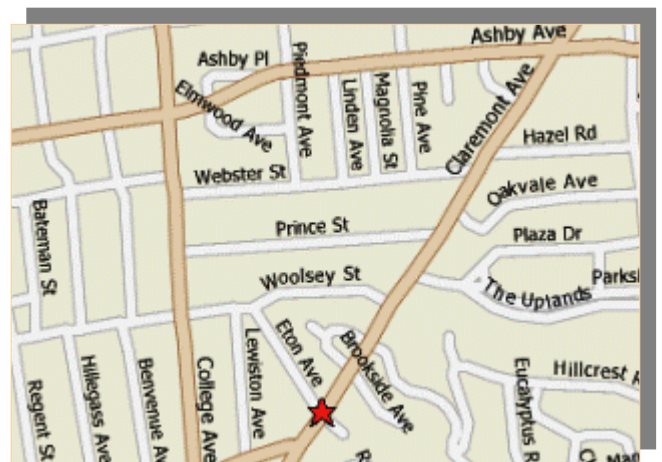
CURRENT CAP: 4.7%

APN: 052-1563-166

PRICE: ~~\$1,469,000~~ **Now \$1,395,000!**

e-LINKS—

[Satellite](#) | [Map](#) | [Hybrid](#) | [Business Finder](#)



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