



FOR SALE
LENDER OWNED
GREAT OWNER-USER / INVESTOR RETAIL BUILDING
ALBANY

LOCATION: 636 San Pablo Avenue, near Garfield.
Highly desirable Albany location with easy access to 80 and 580 freeway interchanges.

DESCRIPTION: Approximately 4,876 square feet on the ground floor with additional 1,900 sq.ft. (+/-) of storage mezzanine. High ceilings, concrete block construction. Roll-up drive-in door. Two small retail spaces in building occupying 347 (+) and 361 sq.ft. (+/-) of space. Short walk to BART and El Cerrito Plaza.



MARKET: Developing area in the highly desirable Albany corridor with a number of new multi-story mixed use retail / residential condominiums, including the block-long Villa de Albany complex. Median annual household Income for Albany is about \$67,000. Heavy drive-by traffic on major four-lane thoroughfare. Great for auto repair, gym or any other retail use needing a high ceiling, open floor plan.

NOTABLE:

- Great visibility and signage potential.
- Strong investment opportunity.
- Property is currently vacant.



PRICE

\$795,000, all cash to Seller at COE.

ONLINE LINKS

[Web Page](#) | [Street View](#) | [Satellite](#) | [Map Terrain](#) | [Business Finder](#)

Erik Housh
(510) 450-1410
ehoush@mrecommercial.com
CA DRE License: 00884250
www.mrecommercial.com