



FOR SALE
FULLY-ENTITLED
20-UNIT TOWNHOME DEVELOPMENT
EL CERRITO

LOCATION: 6431 Portola Drive, one door off San Pablo Avenue.

DESCRIPTION:

Entitlements just granted for this 20-unit townhome project situated on a level

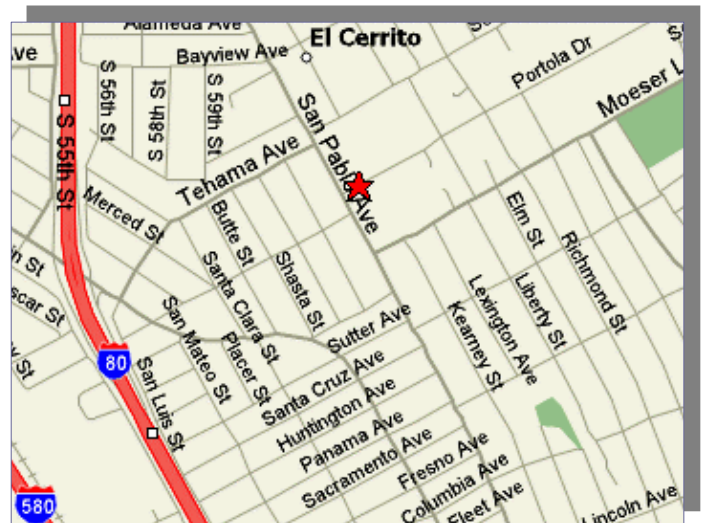
site of approximately 24,469 square feet. Adjacent new four city block El Cerrito Town Center development, walk to Safeway, Longs, Marshall's, BART and planned new City Center complex.

STRUCTURE: Three-story wood frame over garage construction avoids costly podium, concrete and steel expenses. Ten four-bedroom / 2.5-bath units, and 10 two-bedroom / 2.5-bath units, all with two-car garages.

Good project for modular construction.

Ready to obtain building permits!

PRICE: \$2,000,000



Erik Housh
 510-450-1410
ehoush@mrecommercial.com
www.mrecommercial.com

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