



POTENTIAL MIXED-USE CORNER DEVELOPMENT
RETAIL / OFFICE / APARTMENTS / CONDOS
BERKELEY

LOCATION: 849 and 845 University Ave, corner of 7th Street, just a few blocks off Hwy 80.

DESCRIPTION: Potential mixed-use development on this high-traffic corner with good visibility and easy access. Approximately 13,250 square feet of land with frontage on University Avenue of about 132 feet and a depth of 100 feet along 7th street.

SITE STATUS: Initial inquiries (must be confirmed by buyer) indicate that it may be possible to develop a four-floor mixed use building of approximately 40,000 square feet (depending on many factors, such as parking layout and allocation). Current Gas station lease is generating about \$5,000 per month in income. Lease expires April 2010, which will provide income while plans are approved for building. Phase II has been performed and results indicate that no remediation is needed.

CURRENT USE: Fully-operational service station with a building of approximately 1,650 square feet.

ZONING: C-W

PRICE: \$1,525,000 (\$115 per sq. ft. of land).

ONLINE LINKS

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

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