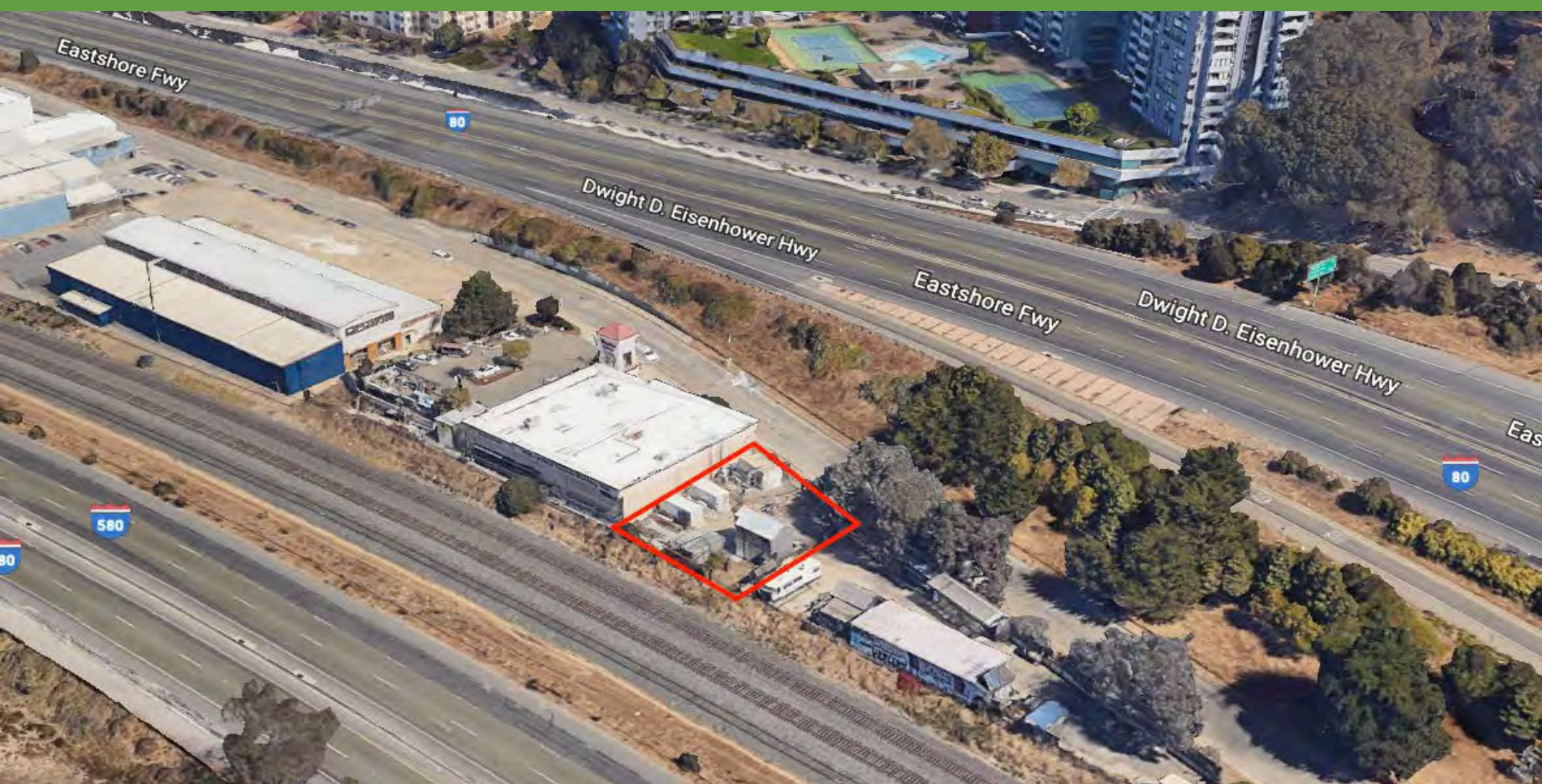


FULLY FENCED INDUSTRIAL LAND

Cleveland Ave, Albany, CA 94710

FOR SALE

Listing Price: \$425,000



Teddy Swain
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Each office independently owned and operated.

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PROPERTY INFORMATION



OFFERING SUMMARY

| | |
|------------------------|----------------------|
| Sale Price: | \$425,000 |
| Zoning: | Commercial Mix (CMX) |
| Lot Size: | ±5,592 SF (0.128 AC) |
| Price Per SF: | \$76 |
| Proximity To I-80: | 1/4 mile |
| Development Potential: | Yes |
| APN: | 066-2760-011-10 |

PROPERTY OVERVIEW

Well located and fully fenced industrial land parcel in Albany California. This property does not have an official street address but is adjacent to Bayshore Supply on the commercial strip of Cleveland Ave and Jacuzzi St. The property benefits from a unique level of seclusion and privacy rarely found in the core bay area while still maintaining easy freeway access, close proximity to BART, El Cerrito Plaza, and Solano Avenue shops and restaurants. Included with the land is a shipping container used for storage (potential for two additional shipping containers to be made available), a fully leased cell tower (through 2031), as well as an un-permitted two-story storage structure. The cell tower leasehold interest has been sold to a third party purchaser for the remainder of the term and therefor does not generate any income.

PROPERTY HIGHLIGHTS

- Bay Views
- Fully Fenced Parcel
- Live/Work or Commercial Kitchen Potential
- Close proximity to I-80 freeway entrance
- Ideal for businesses in need of additional yard space.

650 CLEVELAND AVE

ALBANY , CA 94710

SperryCGA - Trimark Commercial Real Estate // 1875 OLYMPIC BLVD. #220, WALNUT CREEK, CA 94596 // SPERRYCGA.COM

PROPERTY INFORMATION // 1

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