

OWNER-USER OPPORTUNITY

±3,289 SF Warehouse/Office - 937 75th Ave, Oakland, CA

FOR SALE

Listing Price: \$1,100,000



Oakland Coliseum
- possible future mixed
use redevelopment area
+115 acres



Aspire Golden State College...
Acts Christian Academy
Acts Full Gospel Church
Union Baptist Church



LISTED BY

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PROPERTY INFORMATION



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	±3,289 SF
Lot Size:	±16,891 SF (0.39 AC)
Zoning:	Commercial/Industrial CIX-2 (S-19)
Year Built:	1991
Parking:	12 spaces
APN:	41-4155-30-2

PROPERTY OVERVIEW

Rare opportunity for an owner-user or investor to purchase a unique warehouse/office building located in both Oakland's Green Zone and Opportunity Zone. With plenty of room to expand, this block construction building built in 1991 originally for use as a film studio comprises approximately ±3,289 square feet of usable space situated on a ±16,891 SF (0.39 AC) corner lot.

LOCATION OVERVIEW

The property is conveniently located 0.4 miles from the Coliseum BART station and has easy access to I-880, Oakland Airport, and Hegenberger Road. It is in the City of Oakland's Green Zone and Opportunity Zone. As a result, all cannabis related uses except for volatile manufacturing are eligible for permit application (buyer to verify).

EXPANSION POTENTIAL

The building is currently 1/3 warehouse (±14.5 ft clearance) and 2/3 office containing a full kitchen and two bathrooms. With expansion in mind the original construction drawings show a second story and a larger footprint, which if built, could qualify for the Opportunity Zone tax break (buyer to verify). CIX-2 zoning allows for a FAR of 2.0/4.0 with a maximum height limit of 55 ft.

937 75TH AVE

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OAKLAND, CA 94621

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