



Commercial For Sale | Office | Office Building

11157- 11163 San Pablo Avenue . El Cerrito , CA 94530

3-unit office complex fort sale withe excellent El Cerrito location and huge rental upside.

Listing Info

Listing ID: 2036
Sold

Posted: 11/11/2019 2:38 pm | On HOMEiZ: 1636 days | Updated: 4 years ago | Views: 843

For Sale

Location Map

\$995,000

Listing Presented by

Property Type

Property status	Sold
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Property Price

Asking Price	\$995000
Last Sold Price	\$995000
Total Lot Size	0.20 Acres
Asking Price per Sq. Ft.	\$243
Total Building Size Sq. Ft.	4100
Commission Split %	Contact listing agent%
Cap Rate %	0%

Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$12438

Property Location & Description

Listing Headline	3-unit office complex for sale with excellent El Cerrito location and huge rental upside.
Property Description	11157-11161-11163 San Pablo presents an excellent opportunity for an investor to purchase a 3-unit office complex with excellent El Cerrito location and huge rental upside. The property offers an attractive corner location with a large parking lot in the rear with 13 parking spaces and a loading dock. Tenants pay all utilities, interior repairs, and landscaping providing for low annual expenses. There is little deferred maintenance providing for a turn-key investment. The property has a history of little or no vacancies and currently fully occupied.
Location Description	The location of the property is excellent and is surrounded by numerous retail centers and restaurants. Only a few blocks away is access to HWY 80 and the El Cerrito del Norte BART station providing for a very convenient commuting location. El Cerrito has improved significantly in recent years given its lack of rent control and close proximity to Berkeley and San Francisco.
APN / Parcel ID	509-080-012-8
Building Class	B

Zoning	TOMIMU
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1978
Overall Property Condition	Very good
Highlights	3-Unit El Cerrito Office Investment With Huge Rental Upside
	Large Rear Parking Lot With 13 Parking Spaces and Loading Dock
	Perfect For Owner/User or NNN Investor

Property Information

Sewer

Parking

Parking type	On-street Off-street Assigned Parking
# of Covered Parkings	13

Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No

How old is your cooling and heating system?	Don't Know
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

Neighborhood lifestyle

Lifestyle	Urban Core
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More information

MLS URL of this listing to link to your own site or brokerage site	
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