

Commercial For Sale | Multifamily | Mixed use

799 El Patio Road . El Sobrante , CA 94803

For sale a mixed use building with a large commercial space (4414 Hilltop Drive), five 1bd/1bth units, and one 3bd/2bth house. For more information please contact the listing agent, Steven Pinza 510-725-4775

Listing Info

Listing ID: 2253
Sold

For Sale

\$1,770,000

Posted: 04/01/2020 10:56 am | On HOMEiZ: 1494 days | Updated: 4 years ago | Views: 1137

Listing Presented by

Location Map

Property Type

| | |
|-----------------|------|
| Property status | Sold |
|-----------------|------|

Property Price

| | |
|-----------------------------|------------------|
| Asking Price | \$1770000 |
| Last Sold Price | \$1770000 |
| Last Sold Date | 03/18/2020 |
| Total Lot Size | 7,000.00 Sq. Ft. |
| Asking Price per Sq. Ft. | \$322 |
| Total Building Size Sq. Ft. | 5500 |

| | |
|--|------------------------|
| Commission Split % | Contact listing agent% |
| Cap Rate % | 6.70% |
| Gross Annual Income | \$0 |
| Net Operating Income | \$118590 |
| Gross Rent Multiplier | 11.20 |
| Annual Property Tax Rate for this property | 0.871% |
| Property tax total amount | \$15417 |

Property Location & Description

| | |
|----------------------|---|
| Listing Headline | For sale a mixed use building with a large commercial space (4414 Hilltop Drive), five 1bd/1bth units, and one 3bd/2bth house.For more information please contact the listing agent, Steven Pinza 510-725-4775 |
| Rent control | Rent Control |
| Property Description | The property has undergone significant renovations including but not limited to fresh exterior paint, multiple full interior renovations, rebuilt stairwells, new asphalt and more. The property will be delivered with the commercial space vacant thereby allowing for an owner user, or for the next investor to lease the space as they deem fit. There are other income streams that may be added including but not limited to parking income and utility expense recapture. |
| Location Description | 20 miles northwest of San Francisco, El Sobrante offers residents a quiet place to call home among tree-laden hills as well as convenience to one of the most dynamic cities in the United States. |
| No. of Units | 7 |
| No. of Retail Stores | 1 |

| | |
|--|--|
| Price per Unit | \$252857 |
| Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 1+1 5 2. 3+2 1 3. 0+1 1 4. 5. | |
| Occupancy % | 100% |
| Construction Type | Wood & Stucco |
| No. Stories | 2 |
| Year Built | 1941 |
| Overall Property Condition | Good |
| Highlights | Perfectly Located in Beautiful El Sobrante- An Investor's Paradise w/ No Rent Board Fees & No Business License Tax |
| | Upgrades Include: Repaved and Sealed Driveway, Exterior Repairs and Paint, New Stairwells, and Renovated Commercial Space w/ New Overhang. |

| | |
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| | Commercial Unit Facing Busy Street & Less Than One Mile From Interstate 80 |
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Property Information

Sewer

| | |
|---------------|-----------------------|
| Type of Sewer | Sewer System (Public) |
|---------------|-----------------------|

Parking

| | |
|--------------|---|
| Parking type | Off-street On-street Assigned Parking |
|--------------|---|

Investment Overview

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|-------------|----------|
| Type of use | Investor |
|-------------|----------|

Energy Efficiency

| | |
|-----------------------|----|
| Energy Star Certified | No |
|-----------------------|----|

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|--|---------|
| How old is you cooling and heating system? | No Data |
|--|---------|

| | |
|-------------------|-----|
| Efficiency rating | N/A |
|-------------------|-----|

| | |
|---------|-----|
| R-value | N/A |
|---------|-----|

| | |
|----------------------|----|
| Windows single-pane? | No |
|----------------------|----|

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|------------------|----|
| Natural daylight | No |
|------------------|----|

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|-----------------------------|----|
| Appliances energy efficient | No |
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|------|----|
| Roof | No |
|------|----|

Neighborhood lifestyle

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|-----------|------------|
| Lifestyle | Urban Core |
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More information

| | |
|--|------------|
| MLS URL of this listing to link to your own site or brokerage site | Not in MLS |
|--|------------|

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