



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

2409 Standard Avenue . San Pablo , CA 94806

For sale 9 units Apartment building in Pablo , California. For more information please contact the listing agent, The Pinza Group info@pinzagroup.com (510) 725-4775

Listing Info

Listing ID: 2485
Sold

For Sale

Posted: 10/29/2020 3:20 pm | On HOMEiZ: 1282 days | Updated: 3 years ago | Views: 514

\$2,090,000

Location Map

Listing Presented by



Property Type

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

Property Price

| | |
|-----------------------------|------------|
| Asking Price | \$2090000 |
| Last Sold Price | \$2090000 |
| Last Sold Date | 07/15/2020 |
| Total Lot Size | 0.23 Acres |
| Asking Price per Sq. Ft. | \$378 |
| Total Building Size Sq. Ft. | 5525 |
| | |

| | |
|--|------------------------|
| 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 | 0.871% |
| Property tax total amount | \$18204 |

Property Location & Description

| | |
|------------------|--|
| Listing Headline | For sale 9 units Apartment building in Pablo , California. For more information please contact the listing agent, The Pinza Group info@pinzagroup.com (510) 725-4775 |
| Rent control | Non Rent Control |
| | |

| | |
|----------------------|---|
| Property Description | 9 unit multifamily property in up and coming San Pablo, CA. 2409 Standard Ave presents a new or seasoned investor the opportunity to own a beautifully maintained nine unit apartment complex in the non rent controlled submarket of San Pablo. Upgrades to the property include newer model appliances, dual pane windows, new roof, solar powered water heater booster, and six remodeled units. The property also includes brand new coin operated on-site washer and dryer, and freshly paved private off-street parking with one assigned stall per unit. Additionally, new steel fencing has been installed around the perimeter of the property and a new remote-controlled rolling entrance gate has been installed for secured parking. The exterior of the property has fresh paint and new landscaping. |
| Location Description | Property locate in an improving neighborhood in the core Bay Area, and realize further upside with improved rents and management. The property boasts a Walk Score of 74, meaning tenants can easily accomplish most errands on foot, with easy access to schools, groceries, services, and bus lines. Tenants also enjoy easy five minute access to Interstate 80. |
| No. of Units | 9 |
| Price per Unit | \$232222 |

Units Mix
No.
Description
No. Units
Sq. Ft.
Avg. Mo. Rent

1.
1+1
1
505
2.
2+1
8
645
3.

4.

5.

| | |
|-----------------|------------|
| APN / Parcel ID | 4113010229 |
|-----------------|------------|

| | |
|-------------|------|
| Occupancy % | 100% |
|-------------|------|

| | |
|-------------|---|
| No. Stories | 1 |
|-------------|---|

| | |
|------------|---------------------|
| Year Built | 1960/Renovated 2018 |
|------------|---------------------|

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|----------------------------|-----------|
| Overall Property Condition | Very good |
|----------------------------|-----------|

| | |
|------------|--|
| Highlights | Nine Units Comprised of Eight 2bd/1bth and One 1bd/1bth Units-Many Fully Remodeled |
|------------|--|

| | |
|--|---|
| | Easily Achievable Market Rents Without Significant Rent Increases |
|--|---|

| | |
|--|---|
| | New Remote-Controlled Rolling Entrance Gate for Secured Parking |
|--|---|

| | |
|--|--|
| | Ample Parking, New Coin Operated Washer & Dryer, Lush/Mature Landscaping, and More |
| | Freshly Painted Exterior, and Newly Paved & Striped Parking Lot |

Property Information

| | |
|-----------|-------------|
| Amenities | Gated entry |
|-----------|-------------|

Sewer

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

Parking

| | |
|-----------------------|-------------------------------|
| Parking type | On-street Assigned Parking |
| # of Covered Parkings | Parking Ratio:1.81/1,000 SF |

Investment Overview

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

Energy Efficiency

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

More information

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

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