

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

# 6040 Wenk Avenue . Richmond Annex , CA 94804

**For sale 8 Units With an Ideal Unit Mix Comprised of Six 2bd/1bth Units and Two 1bd/1bth Units, Half of Which Have Private Balconies. Two Units Delivered Vacant. For more information contact the listing agent, [info@pinzagroup.com](mailto:info@pinzagroup.com) (510) 725-4775**

## Listing Info

Listing ID: 2668  
**Sold**

For Sale

**\$2,100,000**

Posted: 03/16/2021 12:09 pm | On HOMEiZ: 1157 days | Updated: 3 years ago | Views: 425

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2100000
Last Sold Price	\$2100000
Last Sold Date	03/05/2021
Total Lot Size	12,612.00 Sq. Ft.

Asking Price per Sq. Ft.	\$349
Total Building Size Sq. Ft.	6018
Commission Split %	Contact listing agent0%
Cap Rate %	6.59%
Gross Annual Income	\$0
Net Operating Income	\$138390
Gross Rent Multiplier	10.95
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$26250

## Property Location & Description

Listing Headline	For sale 8 Units With an Ideal Unit Mix Comprised of Six 2bd/1bth Units and Two 1bd/1bth Units, Half of Which Have Private Balconies. Two Units Delivered Vacant. For more information contact the listing agent, info@pinzagroup.com (510) 725-4775
Rent control	Non Rent Control
Property Description	Eight Units With an Ideal Unit Mix Comprised of Six 2bd/1bth Units and Two 1bd/1bth Units, Half of Which Have Private Balconies; Separately Metered for PG&E; On Site Coin-Operated Laundry, Secure Individual Storage for Each Tenant, & Multiple Covered Parking Spaces Behind Secured Fencing; Two Units Delivered Vacant; Well Located Near Shopping, Dining and With Convenient Access to the I-80; 6.59% Current Cap & 10.95 Current GRM

Location Description	Well Located Near Shopping, Dining and With Convenient Access to the I-80 RICHMOND , California/ Market East Bay Oakland /Submarket Richmond Annex.
No. of Units	8
Price per Unit	\$262500
Units Mix	
No. Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
2	
2.	
2+1	
6	
3.	
4.	
5.	
APN / Parcel ID	508-340-003-5
Zoning	No Data
Occupancy %	80%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1986

Overall Property Condition	Good
Highlights	Separately Metered for PG&E
	On Site Coin-Operated Laundry
	Secure Individual Storage for Each Tenant
	Multiple Covered Parking Spaces Behind Secured Fencing

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	16

## Investment Overview

Type of use	Investor
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### 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
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## More information

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