



OFFERED FOR SALE:
INDUSTRIAL BUILDING IN “GREEN ZONE”
944 85th AVENUE, OAKLAND, CA

PRICE REDUCTION!!!
\$1,650,000.00

EXCLUSIVELY LISTED BY:



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PARAGON
COMMERCIAL BROKERAGE



Fantastic Industrial Building

944 85th Avenue, Oakland

OFFERED FOR SALE: \$1,650,000.00

PROPERTY HIGHLIGHTS:

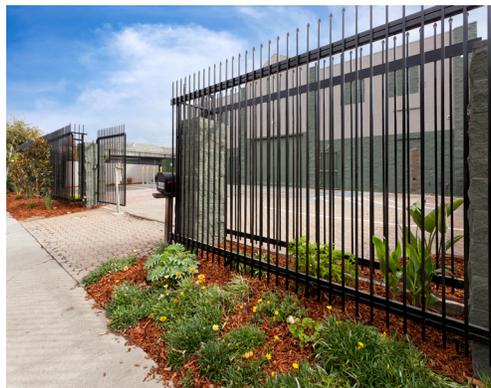
- Building Size: Approx. 7,464 Sq.Ft. *Per Contractor's Measurements
- Lot Size: Approx. 9,750 Sq.Ft. (130' x 75') *Per Contractor's Measurements
- Land Use: 4,100 Com, Warehouse *Per MetroScan
- Parcel No.: 042-4282-026-01
- In "Green Zone"
- Year Built: 2003 *Per MetroScan
- \$221 per Sq.Ft. Bldg.
- Power: 1200 amps

PROPERTY DESCRIPTION:

Fantastic industrial building well located in East Oakland. Approximately 7,464 square foot building on a 9,750 sq. ft. lot. Approximately 6,201 sq. ft. on ground floor and 1,263 sq. ft. of mezzanine space. Large open area and several separate rooms. Parking for several vehicles in front. Security gate and doors with several security cameras. Seller is currently upgrading electricity to 1200 Amps. Other recent upgrades, include sheetrock, paint and new roof in 2016. Property is located a few blocks from San Leandro Street near the I 880 Freeway, giving good access to the rest of the Bay Area. Great for owner user or investor to rent out.

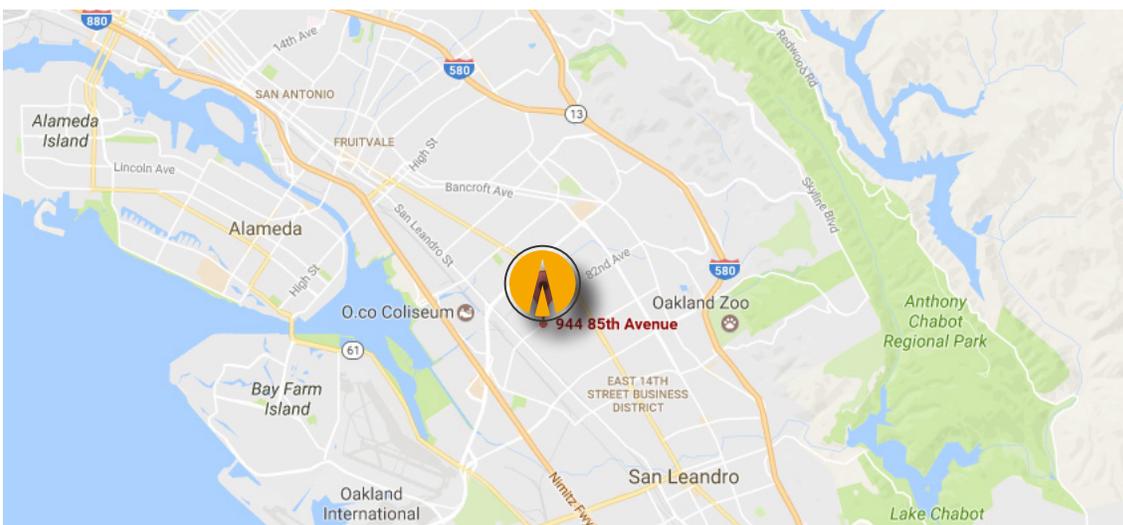
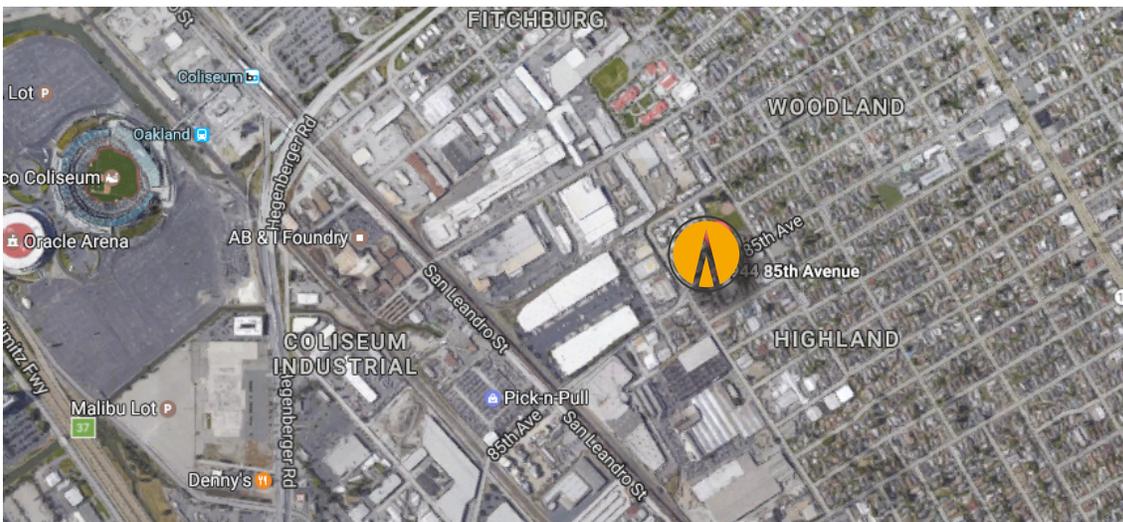
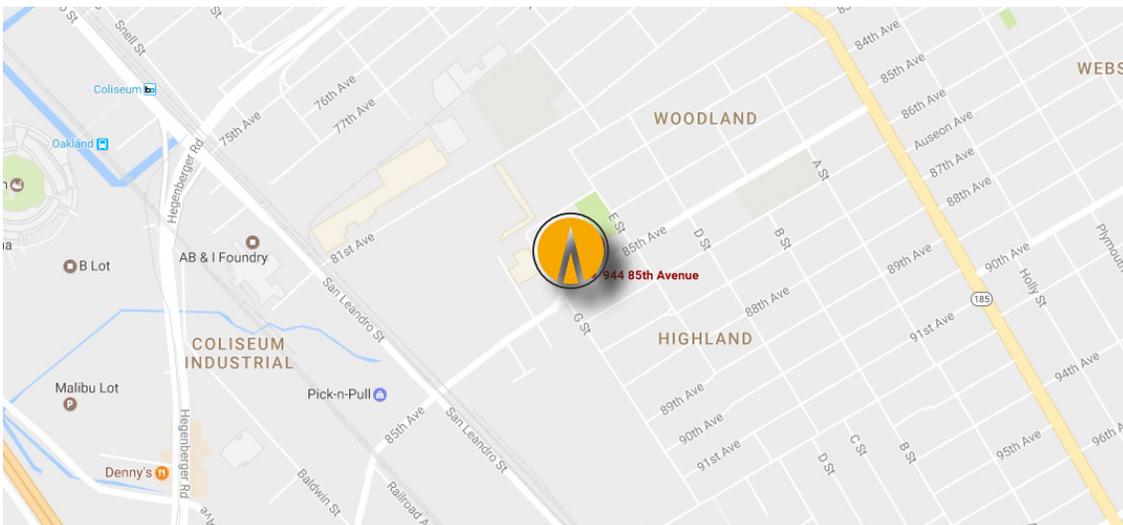
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Paragon Commercial Brokerage has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

RECENT PROPERTY IMPROVEMENT PHOTOS | 944 85th AVENUE



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MAPS | 944 85th AVENUE



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► CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Paragon Commercial Brokerage from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Paragon Commercial Brokerage, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Paragon Commercial Brokerage. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Paragon Commercial Brokerage or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Paragon Commercial Brokerage expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Paragon Commercial Brokerage is not authorized to make any representations or agreements on behalf of the owner.

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