

VINE STREET INVESTMENTS



**For Sale: 632 San Pablo Avenue Albany, CA
New Price! \$775,000**

**Well Maintained Owner-User or Investment Property in
Excellent Condition. Many Possible Uses!**

**+/- 1,750 sq. ft. building on a parcel of land of +/- 2,500 sq. ft.
(per public record)**

Bonus workshop and backyard in rear. Easy street parking

(510) 652-1252 | ito@itoripsteen.com | vinestreetinvestments.com | BRE Lic. # 01339534

All information furnished herein was provided by sources deemed reliable, but no representation is made or implied as to the accuracy thereof. All information herein is offered in good faith, but is subject to errors, omissions, change of price, prior sale, lease or financing, withdrawal without notice, rental or other conditions.

VINE STREET INVESTMENTS

Confidentiality and Non-Disclosure

Vine Street Investments, (the "Broker") has been exclusively retained to market and sell 632 San Pablo Avenue Albany, California (the "Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested properties. More detailed financial, title and tenant lease information, if any, may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser.

You are invited to review this opportunity and make an offer to purchase based upon your own independent analysis. The information contained herein is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, subsidiaries, members, managers, partners, or offices makes any representation or warranty regarding its accuracy or completeness. Purchaser must make its own investigation of the Property and any existing or available financing, proformas, and must independently confirm the accuracy of the information and projections contained herein. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Neither the Owner of the Property nor Broker or any of their respective officers, employees, or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect thereto. Information provided has been or will be gathered from sources that are deemed reliable; however, neither Owner nor Broker warrants or represents that the information is true or correct. Recipients are advised to verify information independently. Owner and/or Broker reserve(s) the right to change the Property's purchase price, or any property or market information provided, or to withdraw the Property from the market at any time without notice.

Recipients agree that the information provided by Owner and/or Broker is confidential and, as such, agree to hold and treat such information in the strictest of confidence. In addition, Recipients agree not to disclose, directly or indirectly, or permit anyone else to disclose this information to any person, firm, or entity without prior written authorization of Owner or Broker and not use, or permit to be used, this information in any fashion or manner detrimental to the interests of Owner or Broker. Photocopying or other duplication of such confidential information is strictly prohibited. Recipients agree not to contact the Property's tenants in connection with Recipient's review of the Property or confidential information. IN ADDITION, THE CONFIDENTIAL INFORMATION SHALL NOT BE DEEMED AS REPRESENTATIVE OF THE STATE OF AFFAIRS OF THE PROPERTIES OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTIES SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.



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Features

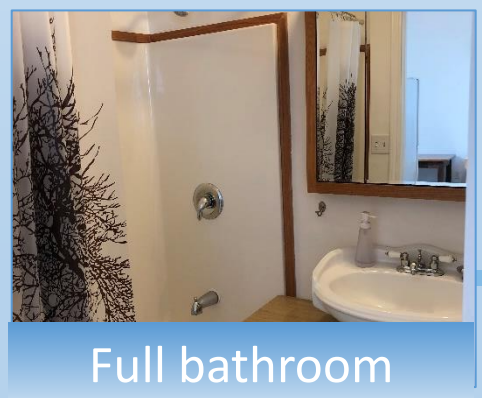
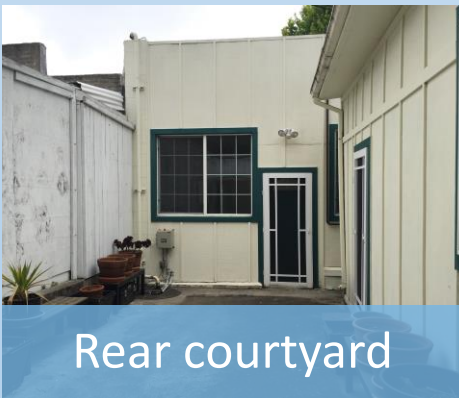
- Adaptable, open spaces for many different configurations and uses (check with Albany zoning).
- Well maintained by owner-user.
- Many upgrades over the years:
- New roofs (2017, 2015) furnace (2016) and flooring (2012).
- Excellent visibility and large storefront windows.
- Bonus fully finished-out studio space in rear (not included in square footage).
- Back courtyard.
- High ceilings (which are even higher above drop-ceiling).
- Skylights.
- Easy street parking.
- Two blocks to El Cerrito Plaza, close to BART, Solano Avenue, and easy access to I-80 and 580.

- APN:66-2796-12
- Zoning: SPC: San Pablo Commercial



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Property Photos



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Area Highlights:

LOCATION: Huge upside in thriving City, in the path of progress

- City of Albany: SAFE, CLEAN, FRIENDLY.
- GREAT SCHOOL DISTRICT! Coveted community, families want to live here, not enough housing!

Median single family home sales price in Albany: \$1,063,782 (per Zillow Home Value Index), September 2020)

- High daily traffic counts on San Pablo Avenue
- Near: El Cerrito Plaza, UC Village, new Belmont Village senior housing, and Sprouts Market, Starbucks, many others business and amenities
- Easy access from transit, from Highways 80, 580, 880, and to Berkeley, Oakland, El Cerrito and Richmond



Great School District

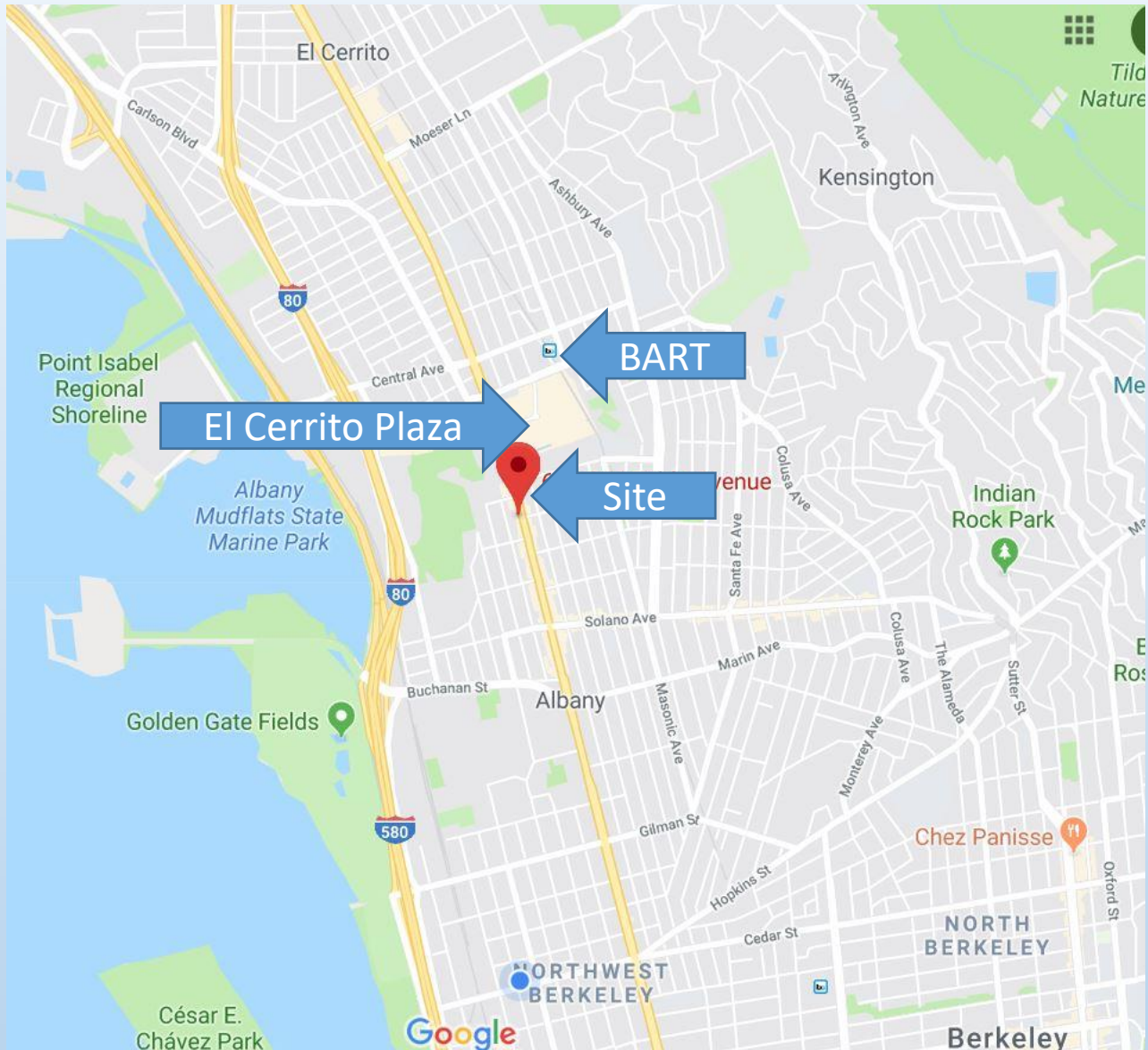


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Arial View



Excellent San Pablo Avenue location two blocks from El Cerrito Plaza, close to BART, easy access to Hwy 80 and 580

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For more information

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