

2610 Ninth Street
Berkeley, CA
APN 054-1765-3-2

FOR SALE

±2,368 SQFT Bldg · ±4,550 SQFT Land



Exclusively Offered By:

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GORDON

Rare opportunity to purchase a well-kept building in West Berkeley. Light-filled work space with enclosed rear area.

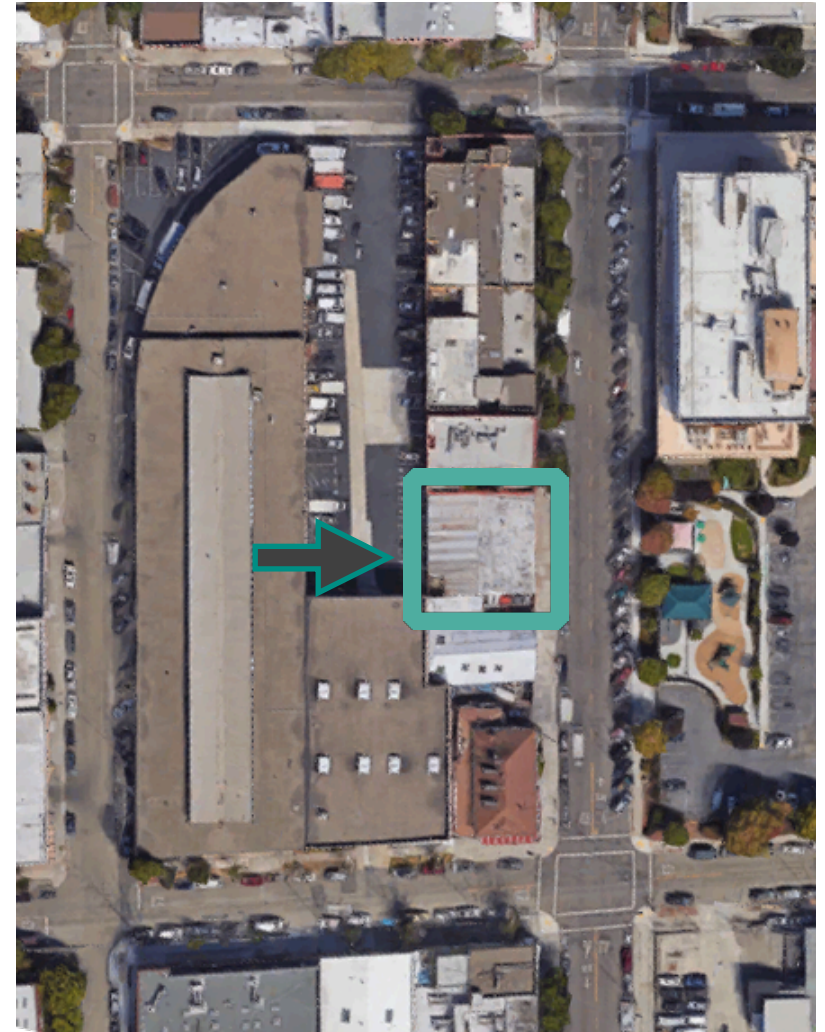
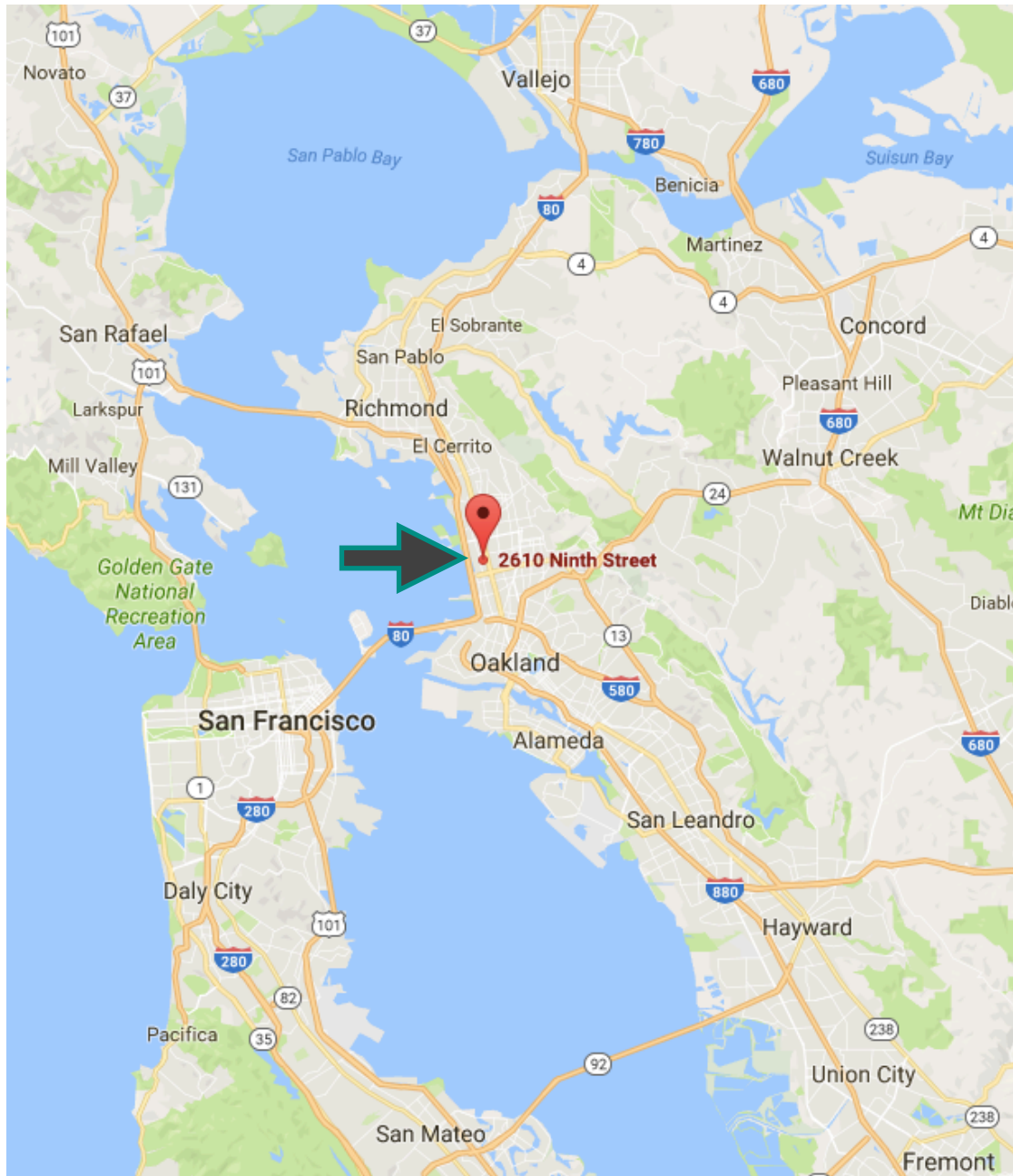
2610 Ninth Street is a light-filled building with open work space making it highly suitable for small to mid-sized businesses. This hard to find property offers a variety of existing features including hoists, upgraded power, compressor lines, two restrooms and office space with a separate entrance. With sliding doors providing alternative access into the building, as well as into the covered rear area, the property provides dynamic functionality for a variety of operations. This tremendous location in West Berkeley, adjacent to Ashby Avenue (Highway 13) and the 880 and 580 Freeways, offers a local or regional business access to the Greater Bay Area with ease.

Amenities surround this market area, which is dense with residential, office, industrial and retail properties. Nearby businesses include Orchard Supply Hardware and Nursery, Berkeley Bowl West Marketplace, Weatherford BMW, Fantasy Studios, Rare Barrel, Bayer, numerous home improvement businesses, restaurants and cafes. The site offers unique flexibility for its new ownership, whether as an investment property or for the owner-user seeking to secure a long term home.

[Berkeley Greetings \(video link\)](#)



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Land: 4,550 square feet (per public records)

Building: 2,368 square feet (per public records)

Zoning: MULI (Mixed Use Light Industrial)





The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guaranteed it. All information should be verified prior to purchase.

Purchase Price: \$1,000,000

Land: \$219 psf

Building: \$422 psf

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