

CHARMING COMMERCIAL CONDO FOR SALE IN THE ELMWOOD

:: 2991 College Avenue, Berkeley, CA ::

**RARE
OWNER/USER
OR INVESTMENT
OPPORTUNITY**

• • •

**CONTACT:
LORI ROSENTHAL**

• 510 524-2344 •

lori@gordoncommercial.com

DRE# 01946676

GORDON

COMMERCIAL REAL ESTATE BROKERAGE



DESIRABLE ELMWOOD NEIGHBORHOOD

Prime Location! Well-Suited for Retail, Office, Food Use, Artist Studio, Fitness/Group Instruction and more

SIZE: ±1,255 sf on 2 floors (per condo plan)

GROUND FLOOR: ±690 sf • **UPPER LEVEL:** ±565 sf

OUTDOOR PATIO: ±690 sf • **APN:** 52-1567-89

ASKING PRICE: \$650,000

ZONED: C-E (Elmwood Commercial District)



- Two-story commercial condo with great curb appeal, large display windows, outdoor patio space, and great light
- Amid a multi-block pedestrian mecca filled with restaurants, cafés, clothing and shoe stores, gift shops, boutiques

CONDO HIGHLIGHTS

- **Street level:**
 - Front retail area
 - Rear work space
 - Kitchenette
 - Restroom
 - Three independent light systems
 - Sliding glass doors open to patio
 - Tasteful storage shed in patio
- **Upper level:**
 - Private office with windows facing onto the street
 - Large open work space with window overlooking the patio area
- Skylights
- Separately metered utilities
- Air conditioner/heater unit on each floor
- Will be delivered vacant

LOCATION HIGHLIGHTS

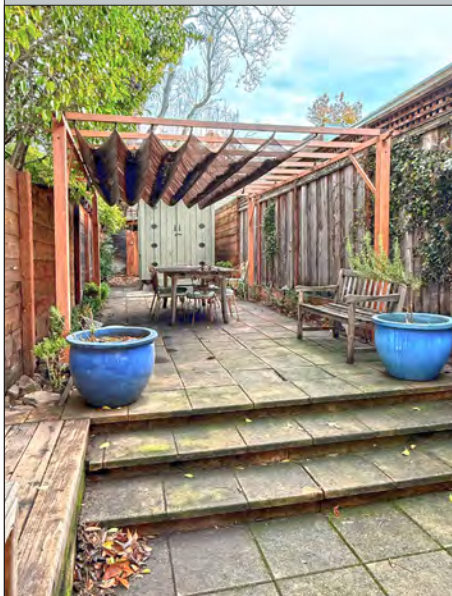
- Steps from the corner of College and Ashby Avenues
- Directly across from the Rialto Cinemas Elmwood
- Adjacent to Gordo Taqueria, State Flour Pizza, Kaokao Grill, and other shops and eateries
- Convenient freeway access and easy street parking
- High income, upscale neighborhood
- Post Office at corner



GROUND FLOOR



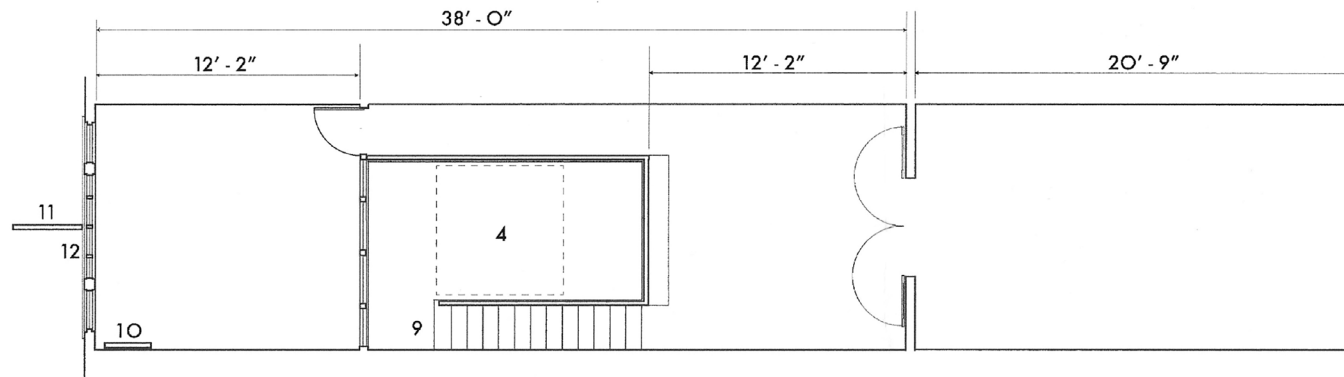
PATIO



UPPER LEVEL

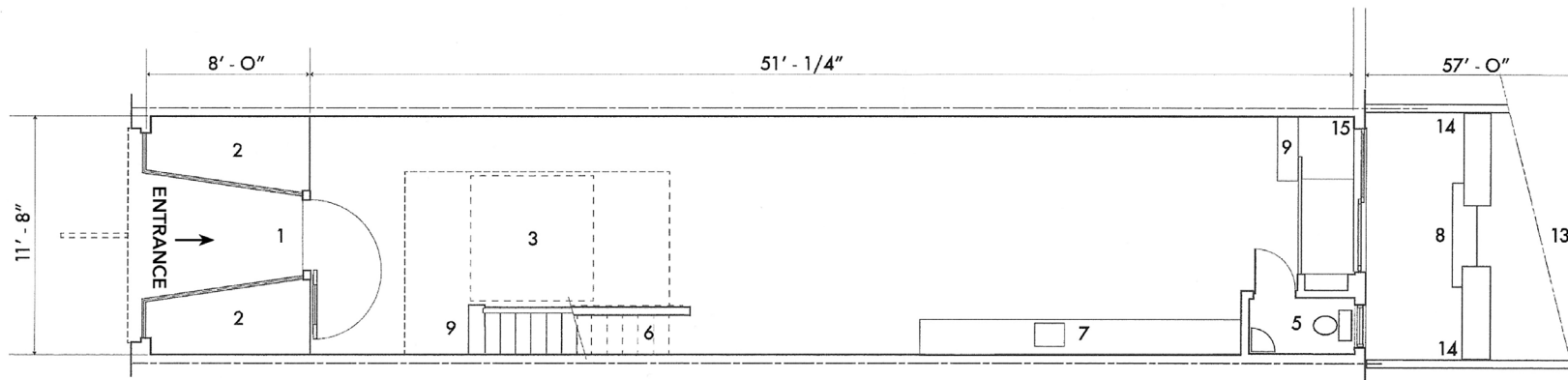


COLLEGE AVENUE



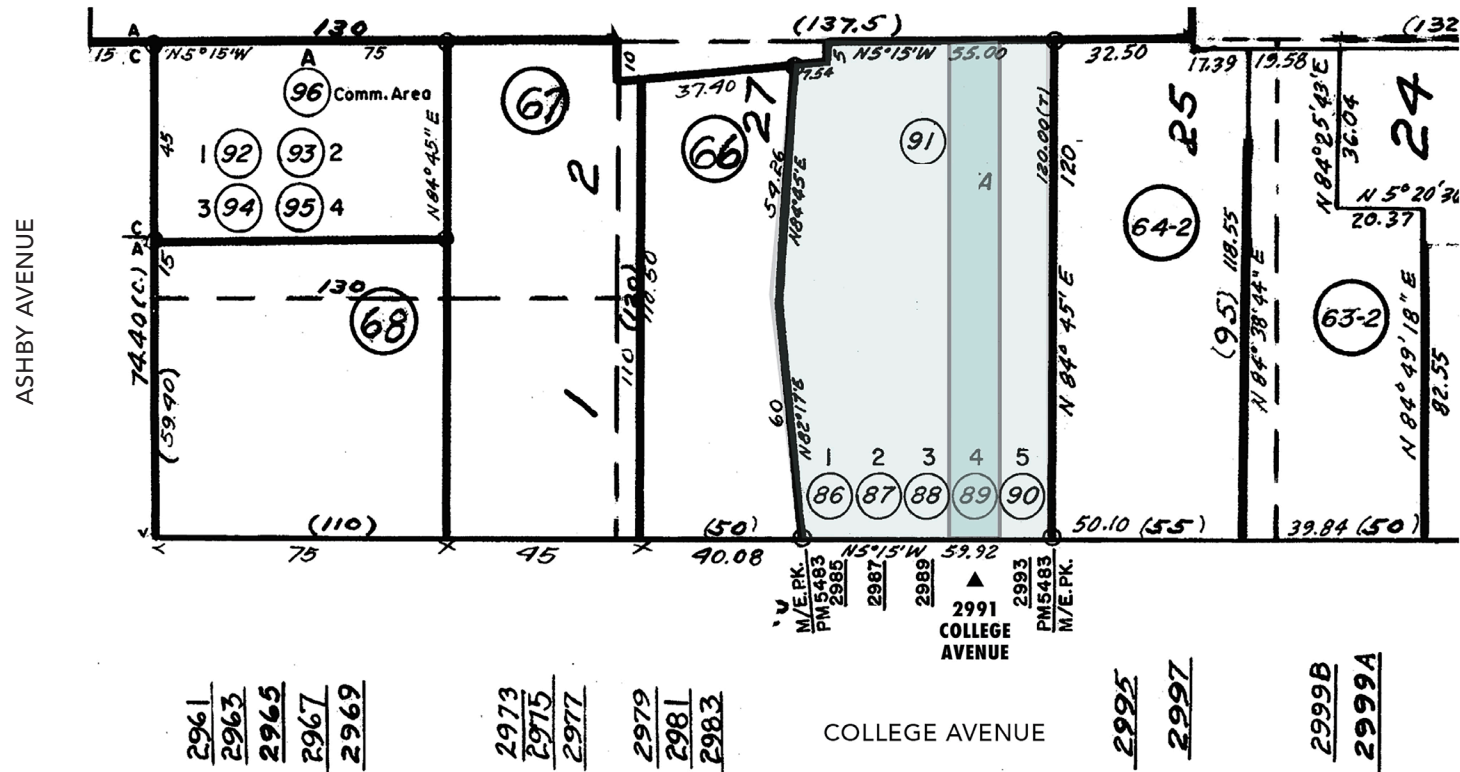
2991 COLLEGE AVENUE – UPPER LEVEL

1. COVERED ENTRY
2. DISPLAY WINDOW BOXES
3. OPEN TO ABOVE - SKYLIGHT ABOVE
4. OPEN TO BELOW - SKYLIGHT ABOVE
5. WC POWDER ROOM
6. STORAGE / CLOSET
7. STORAGE CABINET WITH SINK, SIZE APPROX.
8. GARDEN & PATIO FROM SLIDING DOORS 12' X 57 FEET
9. STEPS UP TO SLIDING DOORS
10. AC UNIT
11. BLADE SIGN
12. FASCIA FOR ADDITIONAL SIGNAGE
13. BACK YARD WITH STORAGE UNIT WOODEN SIDE
14. FENCING
15. AC UNIT LOCATION



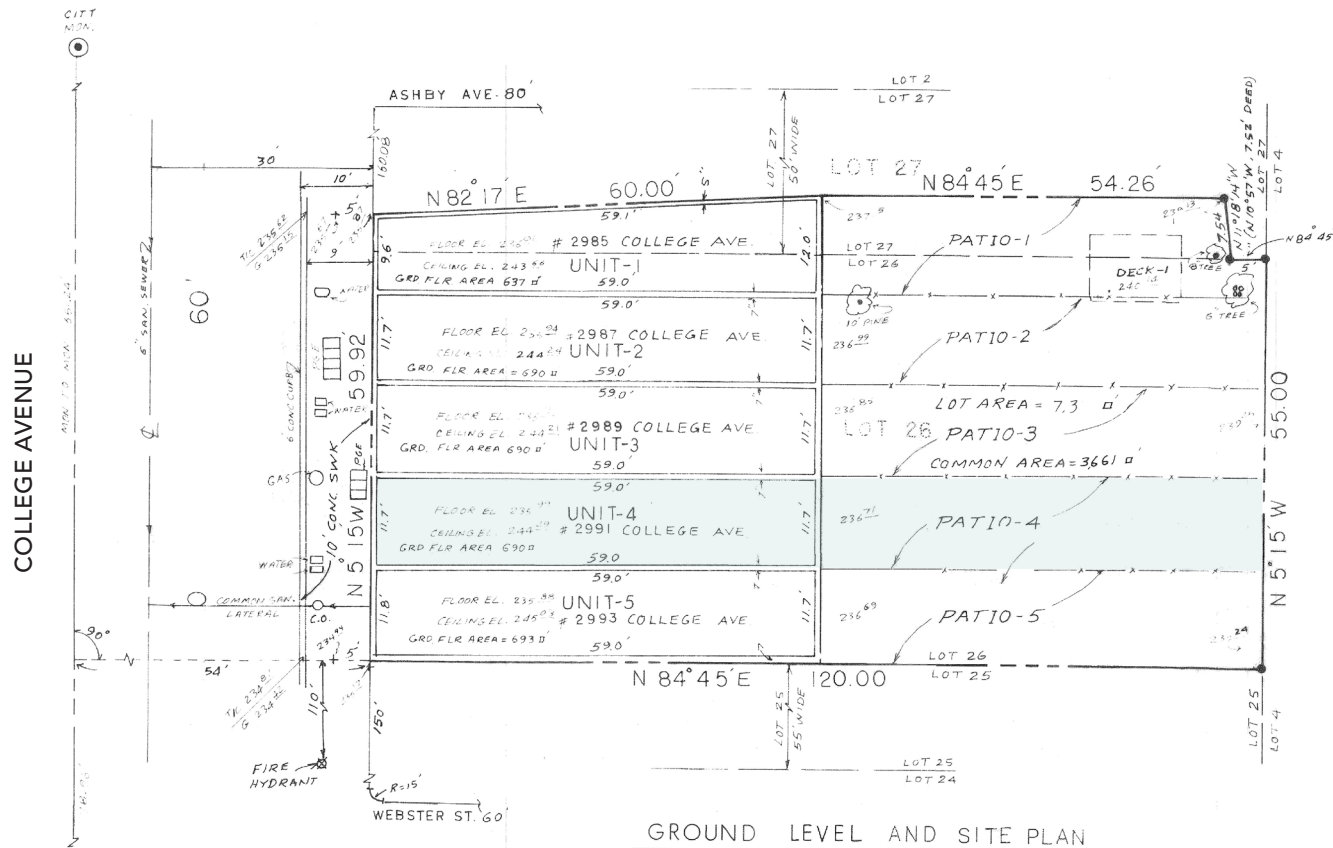
2991 COLLEGE AVENUE – STREET LEVEL

These drawings are intended to be used as an aid for planning. Though care was taken in drawing this elevation and floor plan, accuracy is not guaranteed.



NOTE: 2991 College Avenue is 21.22% of the 5-unit condo project

These drawings are intended to be used as an aid for planning. Though care was taken in drawing this elevation and floor plan, accuracy is not guaranteed.



* AREAS AND ELEVATIONS				
UNIT NO	TOTAL AREA SQ. FT.	AREA AS PERCENT OF GROSS	GROUND FLOOR ELEV.	HIGHEST CEILING ELEV.
UNIT-1	1,016.0	17.18%	236.01'	251.06'
UNIT-2	1,005.0	16.99%	235.94'	252.64'
UNIT-3	1,252.0	21.17%	236.11'	252.64'
UNIT-4	1,255.0	21.22%	235.99'	252.79'
UNIT-5	1,386.0	23.44%	235.88'	252.54'
GROSS AREAS	5,914.0	100.00%		
LOT AREA	7,377.0			
COMMON AREA	3,661.0	INCLUDES PATIOS		

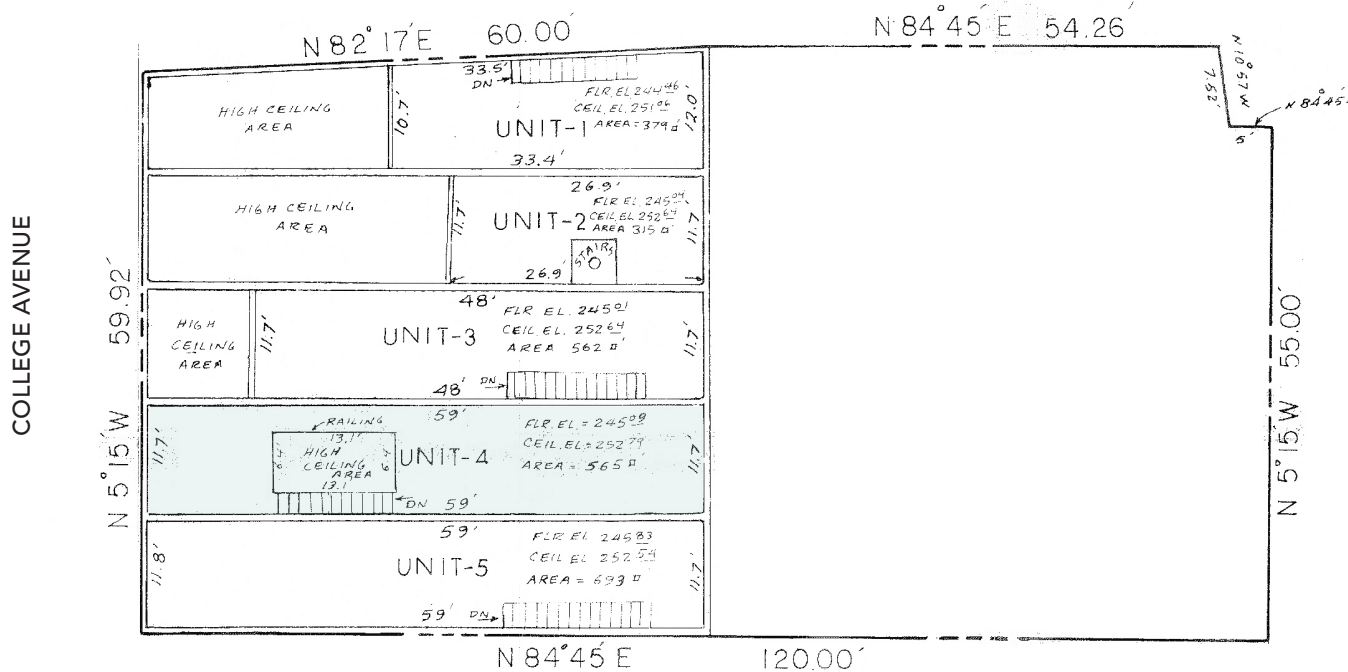
* AREAS & ELEVATIONS OF EACH FLOOR ARE SHOWN ON THE FLOOR PLANS.

PARCEL MAP 5483

5-UNIT COMMERCIAL CONDOMINIUM AT
2985-87-89-91-93 COLLEGE AVENUE,
BERKELEY, CALIFORNIA.

LOT 26 AND PORTION OF LOT 27,
BLOCK C, MAP OF ELMWOOD PARK, BOOK
18, PAGE 105, ALAMEDA COUNTY RECORDS.

These drawings are intended to be used as an aid for planning. Though care was taken in drawing this elevation and floor plan, accuracy is not guaranteed.



* AREAS AND ELEVATIONS				
UNIT NO	TOTAL AREA SQ. FT.	AREA AS PERCENT OF GROSS	GROUND FLOOR ELEV.	HIGHEST CEILING ELEV.
UNIT-1	1,016.0	17.18%	236.01'	251.06'
UNIT-2	1,005.0	16.99%	235.94'	252.64'
UNIT-3	1,252.0	21.17%	236.11'	252.64'
UNIT-4	1,255.0	21.22%	235.99'	252.79'
UNIT-5	1,386.0	23.44%	235.88'	252.54'
GROSS AREAS	5,914.0	100.00%		
LOT AREA	7,377.0			
COMMON AREA	3,661.0	INCLUDES PATIOS		

* AREAS & ELEVATIONS OF EACH FLOOR ARE SHOWN ON THE FLOOR PLANS.

PARCEL MAP 5483

5-UNIT COMMERCIAL CONDOMINIUM AT
2985-87-89-91-93 COLLEGE AVENUE,
BERKELEY, CALIFORNIA.

LOT 26 AND PORTION OF LOT 27,
BLOCK C, MAP OF ELMWOOD PARK, BOOK
18, PAGE 105, ALAMEDA COUNTY RECORDS.

These drawings are intended to be used as an aid for planning. Though care was taken in drawing this elevation and floor plan, accuracy is not guaranteed.



LEGEND

- RETAIL
- FOOD/BAR
- SERVICE



WITHIN A TWO-BLOCK SHOPPING AND DINING-CENTRIC AREA

- Over 80 independently-owned boutiques and restaurants
- Join Bluemercury luxury beauty, Humphry Slocombe ice cream, Donato & Co, Humbowl, Five Little Monkeys, Mrs. Dalloway's bookstore, Elements boutique, Labels Luxury Consignment, Personal Pizazz fashion, 100% Pure, Pretty Penny, and Cafenated Coffee
- Convenient to UC Berkeley, Alta Bates Summit Hospital, Whole Foods Market, as well as Rockridge
- Walk to Claremont Hotel & Spa and Julia Morgan Theatre
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- .3 mile to Alta Bates Summit Medical Center
- .9 mile to Rockridge BART and 1 mile to Ashby BART
- 1.5 miles to Downtown Berkeley
- Berkeley boasts strong demographics with more affluent households, a higher number of college-educated residents, and much greater spending power than comparable markets

**2991
COLLEGE
AVENUE**



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 cannot guarantee it. All information should be verified prior to sale.