

Two Mixed Use Buildings with Parking For Sale



1821 – 1823 University Avenue, Berkeley, CA
Same block as the new Trader Joe's
(between MLK and Grant)

Perfect for

Owner/Users and Investors

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Property Highlights

- Well suited for owner/users, investors, or as a development site
- Located on a main commuter route with easy access to Hwy 80
- Same block as new Trader Joe's in a 148-unit building
- Across from the Berkeley Chamber of Commerce
- Easy walk to Downtown BART station
- Less than ½ mile to UC Berkeley with 50,000 daily population
- Short term leases
- **# 1821 University**
 - Building is +/- 2,021 sq. ft.
 - Two ground floor retail spaces leased to two separate tenants
 - Two 1-bedroom apartments upstairs
 - Eight parking spaces in a fenced lot behind the building
- **# 1823 University**
 - Building is +/- 3,336 sq. ft.
 - Two ground floor retail spaces leased to one tenant
 - 5 residential units
 - Eight parking spaces in a fenced lot behind the building

Sale Price: \$1,175,000

Financial information available upon request.

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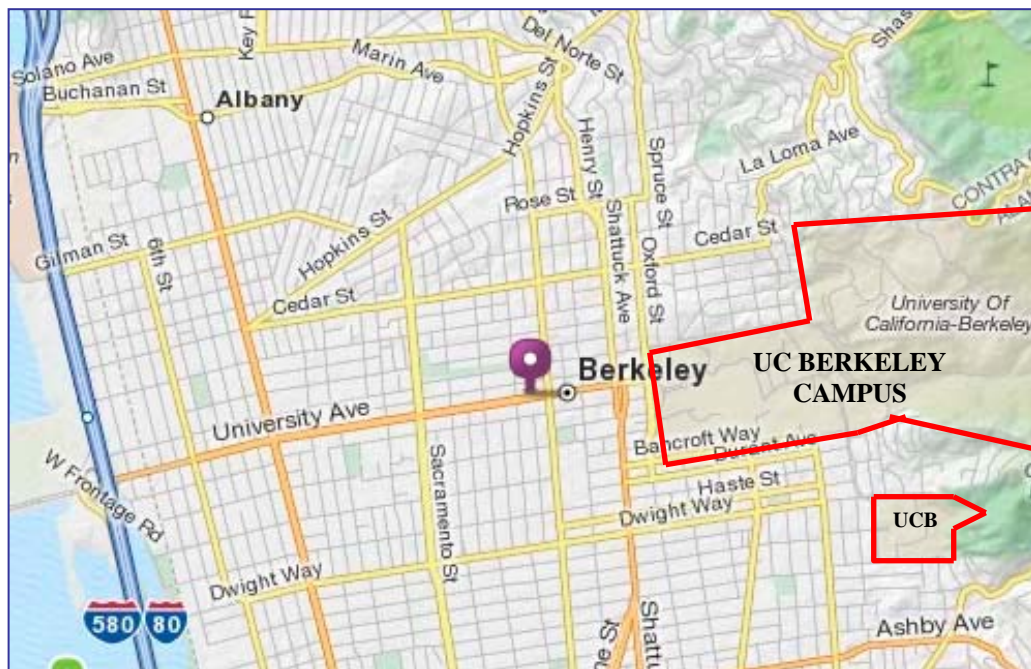
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Offering Overview

Address	1821 – 1823 University Ave., Berkeley CA 94703
Parcel Numbers	<p>Two parcels situated in the City of Berkeley, County of Alameda.</p> <ul style="list-style-type: none"> • # 057-2060-005 (#1821) - 6,234 sq. ft. lot with mixed-use building and parking. • # 057-2060-004 (#1823) - 6,775 sq. ft. lot with mixed-use building and parking • Total lot size: 13,009 sq. ft.
Zoning	C-1 (General Commercial District)

Location

Street Map



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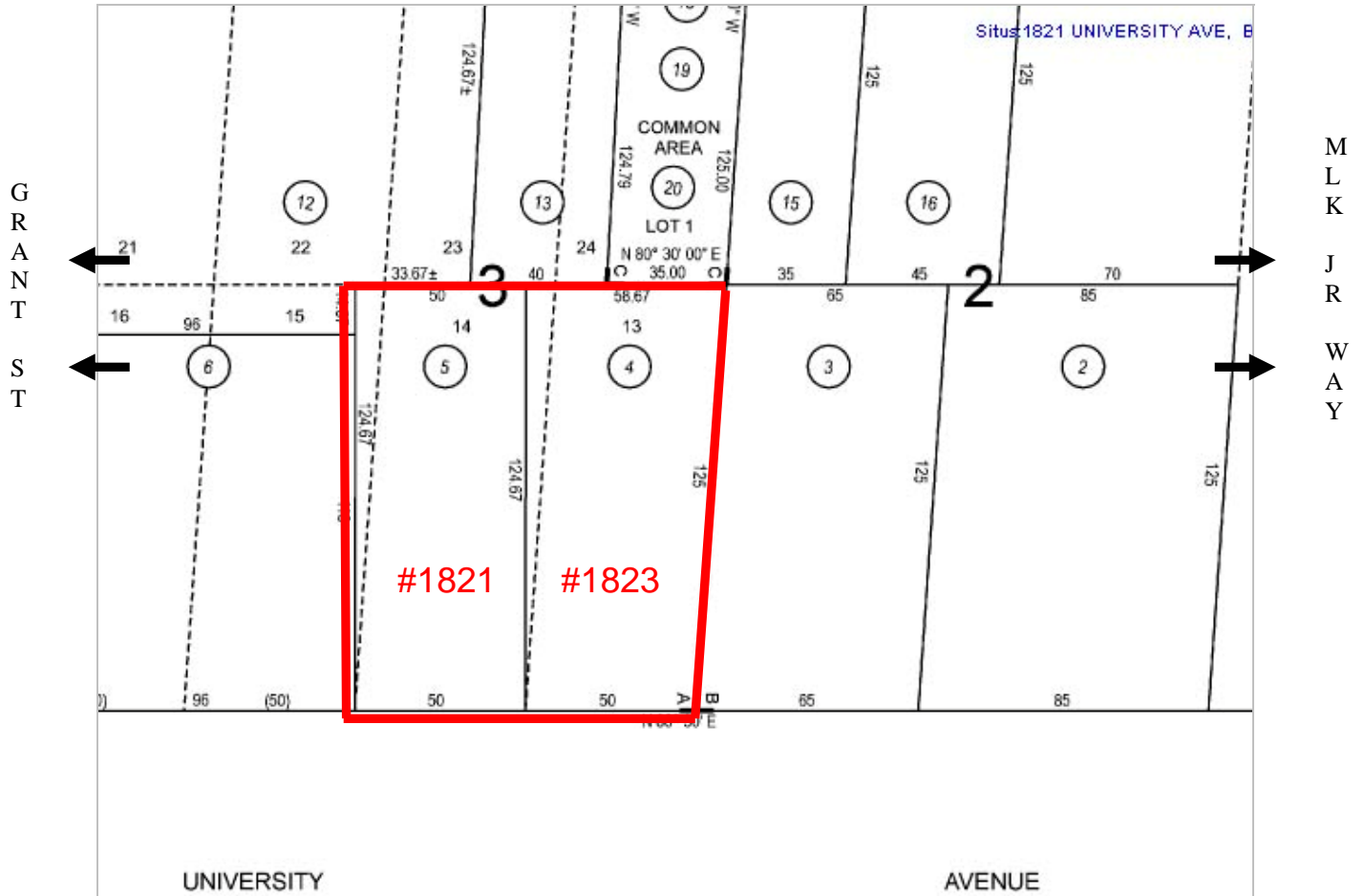
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Aerial View



Parcel Map



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Photos

**# 1821
University**



Photos

1823
University



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