



<b>Address:</b> 1435 4 <sup>th</sup> Street, Berkeley CA	
<b>Price:</b> \$6,075,000	<b>Cost per sq.ft.:</b> \$199.74
<b>Building Size:</b> 30,414 sq. ft.	<b>Parcel Size:</b> 34,700 sq. ft.
	<b>On Market:</b> 3 Months
<b>Terms, Conditions, Comments:</b> Buyer is an investor and paid all cash. Purchased in “as is” condition. Cap Rate was approx. 5.7% based on vacant unit (1435) to be leased at approx. \$1.45/sq. ft. gross in future.	
<b>Seller:</b> 1435 Fifth Street. LLC	<b>Buyer:</b> Berkeley Partners – SF
<b>Listing Broker:</b> Scott Robinson & Ben Enos, Robinson Real Estate	<b>Selling Broker:</b> Same – No other Broker involved.

## ‘Park Place’ Real Estate for Sale

Rare Fourth Street Location – Two Blocks from Fourth Street Shops



**Great for Owner/User or Investor**

**1435 Fourth Street, Berkeley – Former Haws Building Complex**

**Approx. 30,414 sq.ft. between 4 Industrial Buildings on a Parcel of 34,700 sq.ft.**

- ◆ For Investor – 3/4 Units Filled and Cash Flowing
- ◆ For Owner/User – 8,000-20,000 sq.ft. Available
- ◆ 2 Tenants on MTM Leases for Flexibility, Ready to Sign Long Term at Market Rents
- ◆ Off-Street Parking Lot
- ◆ Covered Loading Dock Serving 2 Units
- ◆ 2009 Renovation of Over \$400,000 to Seismic, Roofs, Electrical, and Infrastructure
- ◆ Just 2 Blocks from Both Fourth Street Shops and Gilman Retail Outlet Corridor
- ◆ APN #: 59-2325-18-3

**Sale Price: \$6,600,000**