

Retail Sale Comp

Address: 2523 Broadway Oakland, CA	
Price: \$1,200,000	Cost per sq.ft.: \$350.36
Building Size: 3,425 sq. ft.	Parcel Size: 3,485 sq. ft.
●n Market: 45 days	
Terms, Conditions, Comments: Buyer paid all cash. No bank loan. Took building in "as-is" condition.	
Seller: Jane Tai	Buyer: Roasterdam, LLC
Listing Broker: Wilson Tai	Selling Broker: Scott Robinson & Ben Enos, Robinson Real Estate



Price:	\$1,299,999
■ Building Size:	3,425 SF
Price/SF:	\$379.56
Property Type:	Retail
Property Sub-type:	Street Retail
Property Use Type:	Vacant/●owner-User
No. Stories:	2
Year Built:	1925
Lot Size:	0.08 AC
Listing ID	18747281
Last Updated	24 days ago

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Highlights

- Flexible use, retail ground floor, housing above
- High ceilings
- Bicycle U-Lock and motorist parking meter installed by City of Oakland
- BART 19th Street Station is .05 miles walking distance
- HWY 24 / HWY 980 / HWY 580 within 1 mile
- Epicenter of Oakland Art Murrum and Oakland Digital Technology sector.

Description

Redevelopment opportunity:
 C-40 Thoroughfare, Commercial zoning
 2 bathrooms on ground floor
 Ground Floor Storage room closet
 Upstairs Office
 Upstairs Storage room
 Long rectangle showroom floor
 Platform built on right side window display
 Built 1925
 3,425 sq. ft. building size
 3,628 sq. ft. taxed lot size
 Street metered parking
 City installed bicycle U-rack in front
 City installed 2014 parking meter
 Seismic Retrofit completed 1993
 ADA accessible bathroom