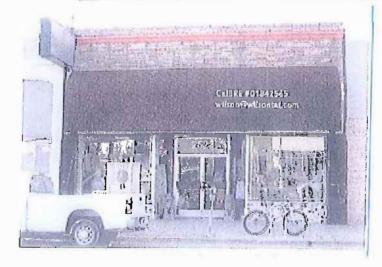
## Retail Sale Comp

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: Refail

Property Sub-type: Street Retail

Property Use Type: Vacant/@wner-User

24 days ago

 No. Stories:
 2

 Year-Built:
 1925

 Lot Size:
 0.08 AC

 Listing ID
 18747281

Last Updated
Find Out More...

## 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 Murmur 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