

## **Industrial Sale Comp**

| Address: 2650 Magnolia St. Oakland, CA   |   |
|--|---|
| <b>Price:</b> \$1,580,000  | <b>Cost per sq.ft.:</b> \$138.60/sq.ft. |
| Building Size: 11,400 sq.ft.   | <b>Parcel:</b> 24,076 sq.ft.            |
|  | <b>On Market:</b> 2 months              |
|  |   |
| Terms, Conditions, Comments: All cash, Buyer is an owner-user contractor. Took |   |
| building in as-is condition.   |   |
| Seller: Chang & Leung  | Buyer: Barry McGraw                     |
| Listing Broker: Scott Robinson & Ben Enos                                      |   |
| Robinson Real Estate   |   |



## 2650 Magnolia Street, Oakland

Improvements: An 11,400 sq. ft. building on 24,076 sq. ft. parcel with the following:

- Large Secure Yard
- Automatic Gate
- Fully Sprinklered

- Large Canopy
- Drive In Loading Doors
- Heavy Power

Oversized (10") sprinkler line will accommodate significant development. Existing Business / Owner Will Vacate at Close of Escrow Also, Existing Business - Estates Mattress Co.- Can be for Sale Separate of Real Estate

Price: \$ 1,590,000 (\$139.47/sq. ft. - in line with Market)

or

Scott Robinson (510)914-8785 scott@robinsonreal.com Ben Enos (510) 842-5053 ben@robinsonreal.com