

Industrial Sale Comp

Address: 2823 Adeline St, Oakland, CA	
Price: \$1,185,000	Cost per sq.ft.: \$77.45/sq.ft.*
Building Size: 15,300 sq.ft.	Parcel: 25,660 sq.ft.
	On Market: 1 month
Terms, Conditions, Comments: Buyer put \$385,000 cash down. Hung Family Trust carried 1 st Deed of Trust - \$800,000 – 5.75% interest fixed – 20 year amortization – all due in 10 years – monthly payment – approx. \$5,616. Sold as-is. Underground tank came up clean – imminent closure.	
Seller: Hung Family Trust	Buyer: Sweet Maria's Coffee
Listing Broker: Scott Robinson and Ben Enos, Robinson Real Estate	



2823 Adeline Street, Oakland

Property extends all the way through to Magnolia Street

Approximately ±15,300 sq.ft. Open High Clear Work Space

Parcel – 25,660 sq.ft. – APN #005-0457-020-00

- *Approx. 1,900 sq.ft. offices***
- *Power 3 Phase (to be verified)***
- *Great Natural Light***
- *2 large drive in doors***
- *High Clear 16'-28' approx.***
- *Clear span warehouse – no posts***
- *Easy freeway access near Bridge***
- *Large off st yard – 11,000 sq.ft.***

Sale Price - \$ 1,225,000 (\$80/sq.ft.)

Lease Rate - \$ 7,500/month (\$0.49/sq.ft. IG)

***FOR FURTHER INFORMATION PLEASE CONTACT: Scott Robinson 510/914-8785
or scott@robinsonreal.com***