

Retail/Industrial Sale Comp

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| Address: 305 Cutting Blvd., Richmond, CA | |
| Price: \$815,000 | Cost per sq.ft.: \$119.85 |
| Building Size: 6,800 sq. ft. | Yard Size: Approx. 10,400 sq. ft. |
| | On Market: 30 days |
| Terms, Conditions, Comments: Buyer paid all cash. SBA Wells Fargo loan. Took building in "as-is" condition. Building has approx. 2,900 sq. ft. of 2 nd floor office. | |
| Seller: Robert Lane | Buyer: Avi Atid & Heidi Headapohl |
| Listing Broker: Matt Gondak, MRE Commercial | Selling Broker: Scott Robinson & Ben Enos, Robinson Real Estate |

High Vis Highway —

Along Hwy 580, this highly functional property comprises 6,800 square feet with 3,900 square feet of that area on the ground floor. Nice entrances on the Cutting and 3rd Street sides, roll-up door in the back. Large open areas, kitchenette, restroom in good condition. Second floor has four private offices and open area. Also second large open area, with high ceilings and gas fireplace. Many upgrades to the building. Parking in the back and on the street. Great freeway visibility

\$850,000

FOR SALE JUL 01 2014
 RETAIL / OFFICE / SERVICE PROPERTY
 HIGH PROFILE LOCATION AT 580
 RICHMOND, CALIFORNIA



305 Cutting Blvd, Richmond, CA 94804

