



<b>Address:</b> 5218 Wall Ave, Richmond, CA	
<b>Price:</b> \$685,000	<b>Cost per sq.ft.:</b> \$210.77
<b>Building Size:</b> 3,250 sq.ft.	<b>Parcel Size:</b> 2,816 sq.ft.
	<b>On Market:</b> 3 Months
<b>Terms, Conditions, Comments:</b> Industrial Condo. Buyer is an owner-user. Seller had to remove 3 in-ground hydraulic lifts and do related environmental soil testing, as well as Phase I, for an approx. cost of \$13,000.	
<b>Seller:</b> Jack Radosevich	<b>Buyer:</b> Jay Ifshin
<b>Listing Broker:</b> Scott Robinson & Ben Enos, Robinson Real Estate	<b>Selling Broker:</b> Same

## Ideally Located Industrial Condo for Sale



**5218 Wall Ave.**

**Prime Location – Just Off San Pablo Ave. in El Cerrito  
Directly Across from Home Depot and Starbucks**

*Approx. 3,250 sq. ft. industrial condo, with the following features:*

- ◆ *Drive-in Door*
- ◆ *2 Restrooms*
- ◆ *Great Natural Light*
- ◆ *2 Floor Office Space*
- ◆ *APN #: 513-420-005-3*
- ◆ *Walking Distance to BART*
- ◆ *High Clearance – 18+ feet*
- ◆ *Off-Street Parking*
- ◆ *Add sq.ft. w/mezzanine or more office*
- ◆ *Auto Equipment can be included*

**Sale Price: \$695,000**