

Industrial/Office Flex Sale Comp

Address: 833 Bancroft Way, Berkeley CA	
Price: \$675,000	Cost per sq.ft.: \$66.57/sq.ft.
Building Size: 10,140 sq.ft.	Parcel: 10,894 sq.ft.
Terms, Conditions, Comments: All cash, building was originally listed for \$875,000 in 2/12, had fire and caused approx. \$200,000 damage, took time to settle with insurance and sold to an owner user to rehab for reduced price \$675,000	
Seller: Micorcredit Loan Fund, Inc.	Buyer: Shell Harris
Listing Broker: Scott Robinson, Robinson Real Estate	



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***West Berkeley Office & Warehouse Flex Complex
For Sale – Price to Move - Post Fire
833 Bancroft Way, Berkeley, CA***

Approximately ±10,140 sq.ft. in 2 buildings on a ± 10,894 sq.ft. lot

- 3,640 sq.ft. offices-2k on 1st floor
- Great Natural Light
- Corner Identity –High Traffic
- Easy freeway access near 4th St.
- Large Peaceful Outdoor Garden
- Restrooms Designer with Tile
- Large Conf. Room & Offices
- Fire effected warehouse area

***In A Residential Zone – but possible uses could include Publishers,
Software Co.s, High Techs, etc – Will need final zoning verification***

Sale \$875,000 (\$86/sq. ft.)