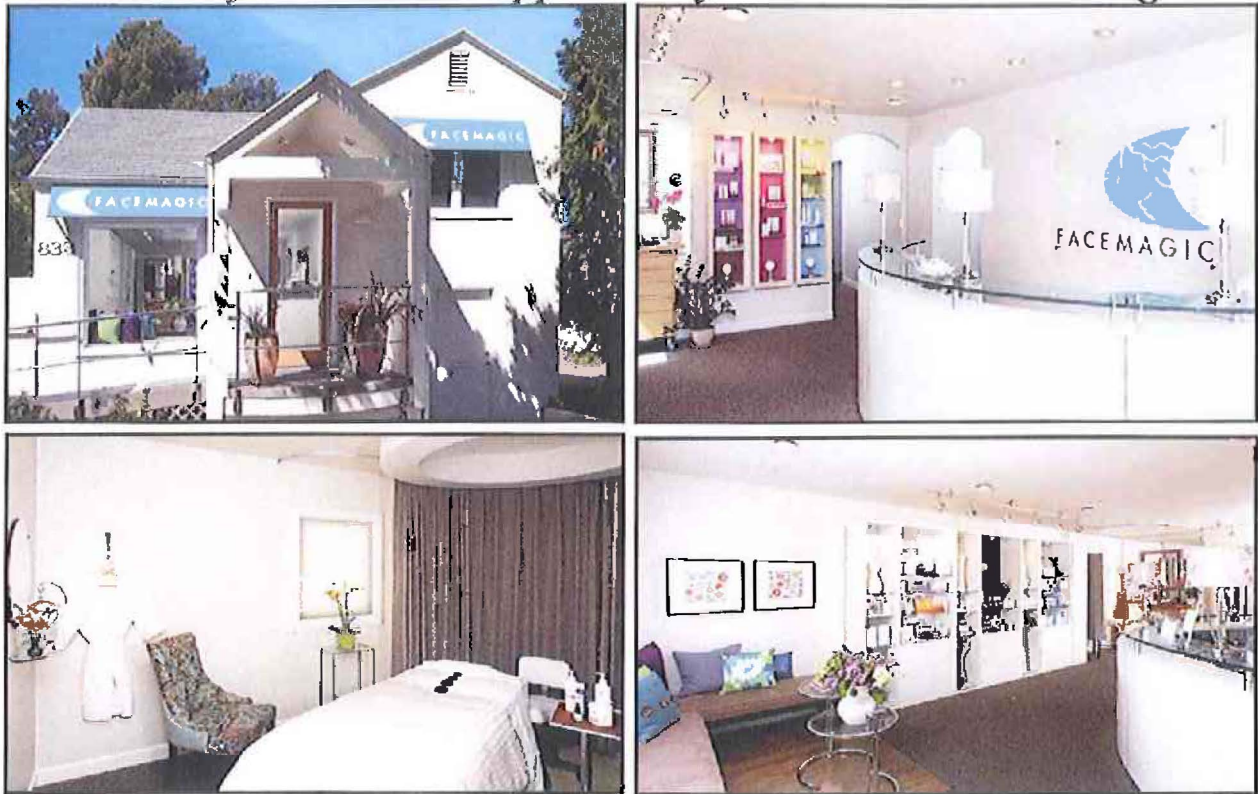


Retail Sale Comp

<b>Address:</b> 838 Pomona Ave, Albany, CA	
<b>Price:</b> \$798,000	<b>Cost per sq.ft.:</b> \$647.73
<b>Building Size:</b> 1,232 sq. ft.	<b>Parcel Size:</b> 3,300 sq. ft.
<b>On Market:</b> 90 days	
<b>Terms, Conditions, Comments:</b> Buyer paid all cash. Took building in "as-is" condition. Building will be owner-user for an acupunctural center.	
<b>Seller:</b> Williams & Mendoza	<b>Buyer:</b> Robert Levine
<b>Listing Broker:</b> Scott Robinson & Ben Enos, Robinson Real Estate	

***Albany Live/Work Opportunity – Commercial Zoning***

PLEASE DO NOT DISTURB CURRENT TENANT  
TOURS BY APPOINTMENT ONLY



***Near the Corner of Solano Ave. and Pomona Ave.***

***838 Pomona Avenue, Albany, CA***

***Approximately 1,232 sq.ft. building on a 3,300 sq.ft. parcel APN #: 67-2833-41 with the following features:***

- \* *Just steps from Solano Ave. Shops*
- \* *Three Private Treatment Rooms*
- \* *Kitchenette & Restrooms*
- \* *Lobby with Reception Area*
- \* *Sizeable Backyard with Deck*
- \* *Great Natural Light*

***Price: \$775,000***

***Property will be Delivered Vacant at Close of Escrow – Business Relocating***

***Many Potential Uses: Retail Therapist/Physical Therapist Office Salon/Spa Medical***