

Industrial Sale Comp

Address: 3441 Louise St, Oakland	
Price: \$980,000	Cost per sq.ft.: \$81.67/sq.ft.
Building Size: 12,000 sq.ft.	Parcel: 11,696 sq.ft.
Sale Date: May 14, 2014	On Market: 12 months
Terms, Conditions, Comments: All cash, via US Bank SBA Loan to owner/user Amber Flooring Inc,	
Seller: Hunt Family Trust	Buyer: Ilan Zamir
Listing Broker:	Selling Broker: Scott Robinson, Robinson Real Estate

**FOR SALE**  
INDUSTRIAL

**3441 LOUISE STREET**  
OAKLAND | CA

PRICE: **\$1,200,000**  
 BLDNG SQ FT: ±13,352 | \$90 PSF  
 LOT SIZE: ±11,696  
 OCCUPANCY:

- ±2000 Sf Office/ Apt on 2nd Floor
- Small Office on 1st Floor
- 1-3 Ton Crane
- 14' to the Hook, 2 Drive in Doors
- 18' Vertical Clearance
- Skylights
- Heavy Power

ZONING:

H6X-2

