



Address: 5218 Wall Ave, Richmond, CA	
Price: \$685,000	Cost per sq.ft.: \$210.77
Building Size: 3,250 sq.ft.	Parcel Size: 2,816 sq.ft.
Close Date: October 16, 2018	On Market: 3 Months
Terms, Conditions, Comments: 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.	
Seller: Jack Radosevich	Buyer: Jay Ifshin
Listing Broker: Scott Robinson & Ben Enos, Robinson Real Estate	Selling Broker: 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