

Retail Building with 2nd Floor Offices Sale Comp



Address: 625 San Pablo Ave, Albany CA	
Price: \$600,000	Cost per sq.ft.: \$187.50/sq.ft.
Building Size: 3,200 sq.ft.	Parcel: 5,000 sq.ft.
Sale Date: June 7, 2013	On Market: 4 months
Terms, Conditions, Comments: All cash sale, Seller took a lease back on 2 nd floor offices, there was an existing 1 st floor Tenant that remained and Buyer's daughter occupied 400 sq.ft. ground floor space for a tutor center.	
Seller: Dehaven/Masi	Buyer: David & Carrie Orth
Listing Broker:	Selling Broker: Scott Robinson, Robinson Real Estate

DESCRIPTION: Two-story office / retail building with parking. Front building is comprised of +/- 2,200 square feet. Currently the ground floor accommodates two retail spaces: one space of 400 square feet and the other space of 700 square feet. One is vacant and the other is leased a month-to-month basis.

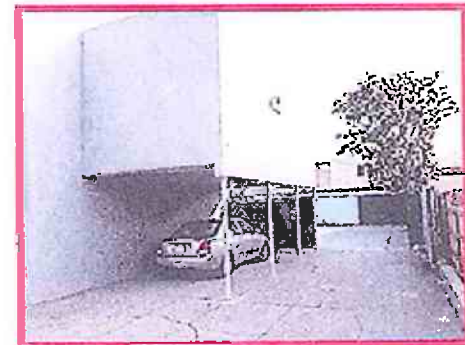
The second floor office space comprises 1,100 square feet, including entry reception, two large offices and a third average-sized office. Additionally, there is 1,000 square feet of work space on the rear portion of the lot.

Lot comprises +/-5,000 square feet with four parking spaces.

The building would benefit from some renovation and can be delivered vacant or leased to month-to-month tenants.

BUILDING SIZE: +/- 3,200 square feet, dividable.

PRICE: \$625,000 – \$225 per square foot main building; \$130 per square foot rear building.



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