



Office Sale Comp

Address: 821 Delaware St., Berkeley, CA	
Price: \$530,000	Cost per sq.ft.: \$716.22
Building Size: 740 sq. ft.	Parcel Size: Common Area Parcel
Close Date: March 15, 2018	On Market: 6 months
Terms, Conditions, Comments: Buyer is an owner-user and purchased in "as is" condition.	
Seller: Willie Cook	Buyer: Tapo LLC
Listing Broker: Nancy Duff, Coldwell Banker	Selling Broker: Scott Robinson & Ben Enos, Robinson Real Estate

COMM INDUSTRIAL FOR SALE
 Comm Ind For Sale
 List Price:
 \$625,000
 New

821 Delaware St. BERKELEY CA 94710
 MLS#: 40803932 Area: 2305 Sold \$:
 List Date: 11/16/2017 Off Mkt Date:
 Pend Date: Sold Date:
 DNS: Age: 29
 Stories: Two Census Tract:
 Supra Box?: No Location:
 DMLS: 1 CDMLS: 1

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Print/Email:

General		
Directions: 5th St. & Delaware	Cross Street: 5th St	Tot # Parking Spaces: 1
SqFt of Bldg: 740	\$/SqFt: \$845	Primary Use: O
Present Use:	Local Government: Type of Business Allowed, Use Permit	

*****Remarks*****

Great Location between 5th & 6th Streets, One Block above 4th St. Best Shops and Restaurants. Est.740 sq.ft. Turn Key Ready commercial space that can be build out to suit. Perfect for Retail, Service or Office. HOA Dues \$457. Features: Large Display Windows. 1/2 Bath, One Parking Space, New Interior Paint, New Carpet

*****Confidential Remarks*****

821 Delaware St is the post office address. The legal address is 800 Delaware ST.#1-2. This a commercial only unit. HOA dues \$457. Call Anthony to show (415) 595-1795. Call Nancy for disclosures and offer date. (510) 527-3729. Open Sat & Sun 11/18 + 11/19 1-4:00pm.

Property Features:	
COMMERCIAL TYPE Business Condo SALE INCLUDES Real Estate TENANT EXPENSES Electric, Gas, Interior Maintenance, Taxes, Trash, Water MISCELLANEOUS Show Windows REPORTS None GARAGE/PARKING Assigned Spaces, Private Lot FLOORS Ceramic Tile, W/W Carpeting	TRUCK DOOR No Truck Door EXTERIOR Wood Frame, Siding - Wood UTILITIES Electric, Gas, Public Sewer, Public Water, Separate Meter HEATING Wall Furnace CEILING HEIGHT 12 Ft - 18 Ft ROOF Rolled Composition