



Address: 1435 4 th Street, Berkeley CA	
Price: \$6,075,000	Cost per sq.ft.: \$199.74
Building Size: 30,414 sq. ft.	Parcel Size: 34,700 sq. ft.
Close Date: October 6, 2017	On Market: 3 Months
Terms, Conditions, Comments: Buyer is an investor and paid all cash. Purchased in “as is” condition. Cap Rate was approx. 5.7% based on vacant unit (1435) to be leased at approx. \$1.45/sq. ft. gross in future.	
Seller: 1435 Fifth Street. LLC	Buyer: Berkeley Partners – SF
Listing Broker: Scott Robinson & Ben Enos, Robinson Real Estate	Selling Broker: Same – No other Broker involved.

‘Park Place’ Real Estate for Sale

Rare Fourth Street Location – Two Blocks from Fourth Street Shops



Great for Owner/User or Investor

1435 Fourth Street, Berkeley – Former Haws Building Complex

Approx. 30,414 sq.ft. between 4 Industrial Buildings on a Parcel of 34,700 sq.ft.

- ◆ For Investor – 3/4 Units Filled and Cash Flowing
- ◆ For Owner/User – 8,000-20,000 sq.ft. Available
- ◆ 2 Tenants on MTM Leases for Flexibility, Ready to Sign Long Term at Market Rents
- ◆ Off-Street Parking Lot
- ◆ Covered Loading Dock Serving 2 Units
- ◆ 2009 Renovation of Over \$400,000 to Seismic, Roofs, Electrical, and Infrastructure
- ◆ Just 2 Blocks from Both Fourth Street Shops and Gilman Retail Outlet Corridor
- ◆ APN #: 59-2325-18-3

Sale Price: \$6,600,000