Industrial Sale Comp

Address: 2650 Magnolia St. Oakland, CA	
Price: $1,580,000	**Cost per sq.ft.:** $138.60/sq.ft.
Building Size: 11,400 sq.ft.	**Parcel:** 24,076 sq.ft.
Sale Date: August 14, 2015	**On Market:** 2 months
Terms, Conditions, Comments: All cash, Buyer is an owner-user contractor. Took building in as-is condition.	
Seller: Chang & Leung	**Buyer:** Barry McGraw
Listing Broker: Scott Robinson & Ben Enos Robinson Real Estate	**Selling Broker:** Dave McCarty Lee & Associates

WEST OAKLAND SHOP

FOR SALE

2650 Magnolia Street, Oakland

Improvements: An 11,400 sq. ft. building on 24,076 sq. ft. parcel with the following:

- *Large Secure Yard*
- *Automatic Gate*
- *Fully Sprinklered*
- *Large Canopy*
- *Drive – In Loading Doors*
- *Heavy Power*

Oversized (10") sprinkler line will accommodate significant development.
Existing Business / Owner Will Vacate at Close of Escrow
Also, Existing Business - Estates Mattress Co.- Can be for Sale Separate of Real Estate

Price: $ 1,590,000 ($139.47/sq. ft . - in line with Market)

Scott Robinson (510)914-8785 *or* *Ben Enos (510) 842-5053*
scott@robinsonreal.com ben@robinsonreal.com