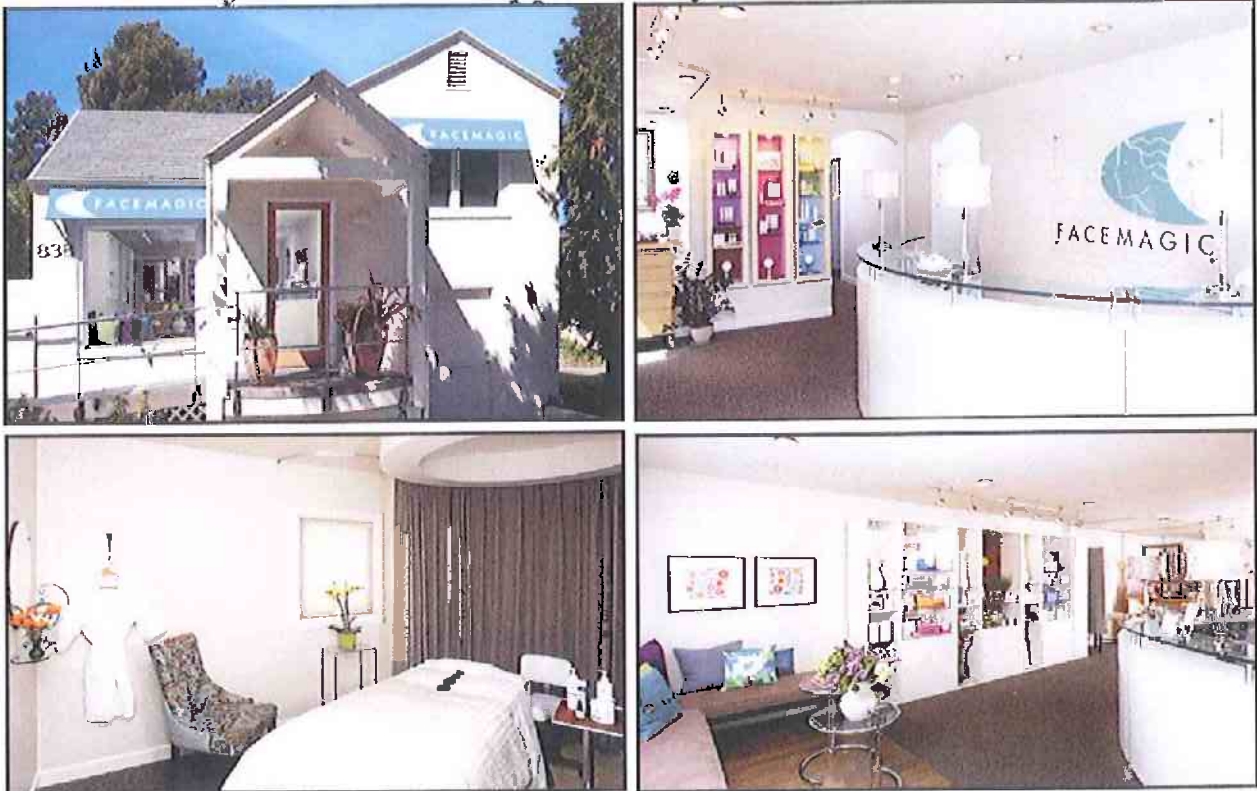


Retail Sale Comp

Address: 838 Pomona Ave, Albany, CA	
Price: \$798,000	Cost per sq.ft.: \$647.73
Building Size: 1,232 sq. ft.	Parcel Size: 3,300 sq. ft.
Close Date: December 26, 2014	On Market: 90 days
Terms, Conditions, Comments: Buyer paid all cash. Took building in "as-is" condition. Building will be owner-user for an acupunctural center.	
Seller: Williams & Mendoza	Buyer: Robert Levine
Listing Broker: Scott Robinson & Ben Enos, Robinson Real Estate	Selling Broker:

Albany Live/Work Opportunity – Commercial Zoning

PLEASE DO NOT DISTURB CURRENT TENANT TOURS BY APPOINTMENT ONLY



Near the Corner of Solano Ave. and Pomona Ave.

838 Pomona Avenue, Albany, CA

Approximately 1,232 sq.ft. building on a 3,300 sq.ft. parcel APN #: 67-2833-41 with the following features:

- * *Just steps from Solano Ave. Shops*
- * *Three Private Treatment Rooms*
- * *Kitchenette & Restrooms*
- * *Lobby with Reception Area*
- * *Sizeable Backyard with Deck*
- * *Great Natural Light*

Price: \$775,000

Property will be Delivered Vacant at Close of Escrow – Business Relocating

Many Potential Uses: Retail Therapist/Physical Therapist Office Salon/Spa Medical