

Huge Price Reduction ~~\$4,000,000~~ \$3,200,000

22 Units + 1 House Multi-Family For Sale



2206-2216 Sacramento Street, Berkeley, CA 94702

Building Details

- Building Size: Total: ±20,300 SF (Including the Storage Building)
(9) Duplex: ±14,400 Total, ±1,600 SF Each (±800 SF Per Unit)
(1) Fourplex: ±2,400 SF
(1) House: ±2,700 SF
(1) Storage Building: ±800 SF
- Add value opportunity with below market rents
- Approximately 1 Mile away from Downtown Berkley
- Close to Berkeley Amtrak Station (Approximately 5 min drive),
North Berkeley BART Station (Approximately 5 min drive),
Ashby BART Station (Approximately 6 min drive)
- Approximately 10 min drive to I-580 Freeway.
- Electrical upgrade to duplexes and to fourplex completed on 9/9/2022 for \$156,150.
- Replaced copper water lines for units on 04/06/2020 for \$48,124.59.
- Updated and replaced the sewer/drain system for the complex on 03/31/2015 for \$15,400.



ANDREW PECEIMER
Senior Commercial Real Estate Advisor
DRE # 00993289
M: 650.208.4971
O: 650.344.4300
apeceimer@cbcburlingame.com



GARRETT SWARTZ
Commercial Real Estate Advisor
DRE # 02178894
M: 925.222.0933
O: 650.352.3302
gswartz@cbcburlingame.com



MATTHEW SENASAC
Commercial Real Estate Advisor
DRE # 02263142
M: 650.667.9183
O: 650.344.6534
msenasac@cbcburlingame.com



**COLDWELL BANKER
COMMERCIAL**
WESTBAY REAL ESTATE
GROUP

1575 Bayshore Highway, Suite 100,
Burlingame CA 94010