

FOR SALE

Church Property in Richmond, CA

6,947 SF BUILDING ON 0.57 ACRE LOT



1963 CARLSON BOULEVARD, RICHMOND, CA 94804
OFFERED AT \$1,630,000



ABOUT THIS PROPERTY

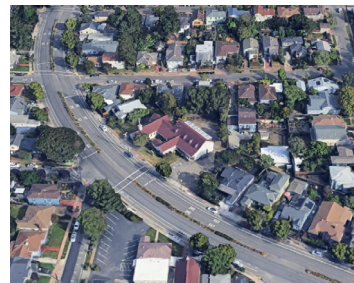
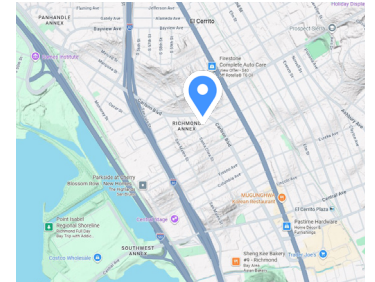
Situated along Carlson Boulevard in the southern portion of Richmond, 1963 Carlson Boulevard presents a unique opportunity to acquire an approximately 0.57-acre church property with excellent regional accessibility.

The site is improved with a 6,947 square foot, two-story church building featuring a sanctuary, meeting hall with kitchen, and office space on the ground floor, with classrooms and additional office space located on the second level.

Additional site amenities include a landscaped patio area with fire pit at the southeast corner of the property, along with an on-site parking lot located on the west and south sides of the building providing approximately 21 parking spaces. The property includes a long-term, income-producing cell tower lease, providing a stable, escalating revenue stream over the lease term.

Conveniently located near both Interstate 80 and Interstate 580, the property offers exceptional connectivity throughout the greater Bay Area.

~110
SEAT
SANCTUARY



6,947
SQUARE FOOT
BUILDING

PROPERTY FEATURES

- 0.57-acre parcel
- 6,947 SF two-story building
- ~110 Seat Sanctuary
- Meeting Hall
- Stage Area
- Full Kitchen
- 4 Classrooms
- Multiple Office Spaces
- Fire Sprinkler on 2nd Floor
- ~21 onsite parking spaces

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real estate. real solutions.

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