



9 Units — For Sale
One Single Family Residence
Two Four-Plex Buildings

**ASKING
PRICE:**
\$1,300,000

UNITS:
Nine (9)

BUILDING SF:
6,414+/-

LOT SIZE:
.20 acres

ZONING:
R-2

**GENERAL
PLAN AREA:**
LMDR



2440 Roosevelt Ave, Berkeley, CA 94703

Great location easy access to downtown and U.C. Berkeley Campus. Large three bedroom two bath home and two separate four-plex buildings for a total of nine units. High occupancy history with low maintenance.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Property Overview

Pricing	
Asking Price:	\$1,300,000
Building	
Construction:	Wood Frame with Shingles
Sq. Feet:	6,414 +/-
Interior Improvements:	Some units have been remodeled and include dishwashers and washer/dryer hookups.
Unit Mix:	Two four-plexes with a total of 8 one bed one bath units; one single family residence with a three bedroom and two baths.
Occupancy:	100%
Parking:	Ten on site parking spaces with great street parking.
Site	
APN:	055-1907-016
Size:	.20 acres
Zoning:	R-2
City / County:	Berkeley/ Alameda
Water & Sewer:	City of Berkeley
Gas & Electric:	Pacific Gas and Electric Co. (separately metered)

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Photos



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Photos

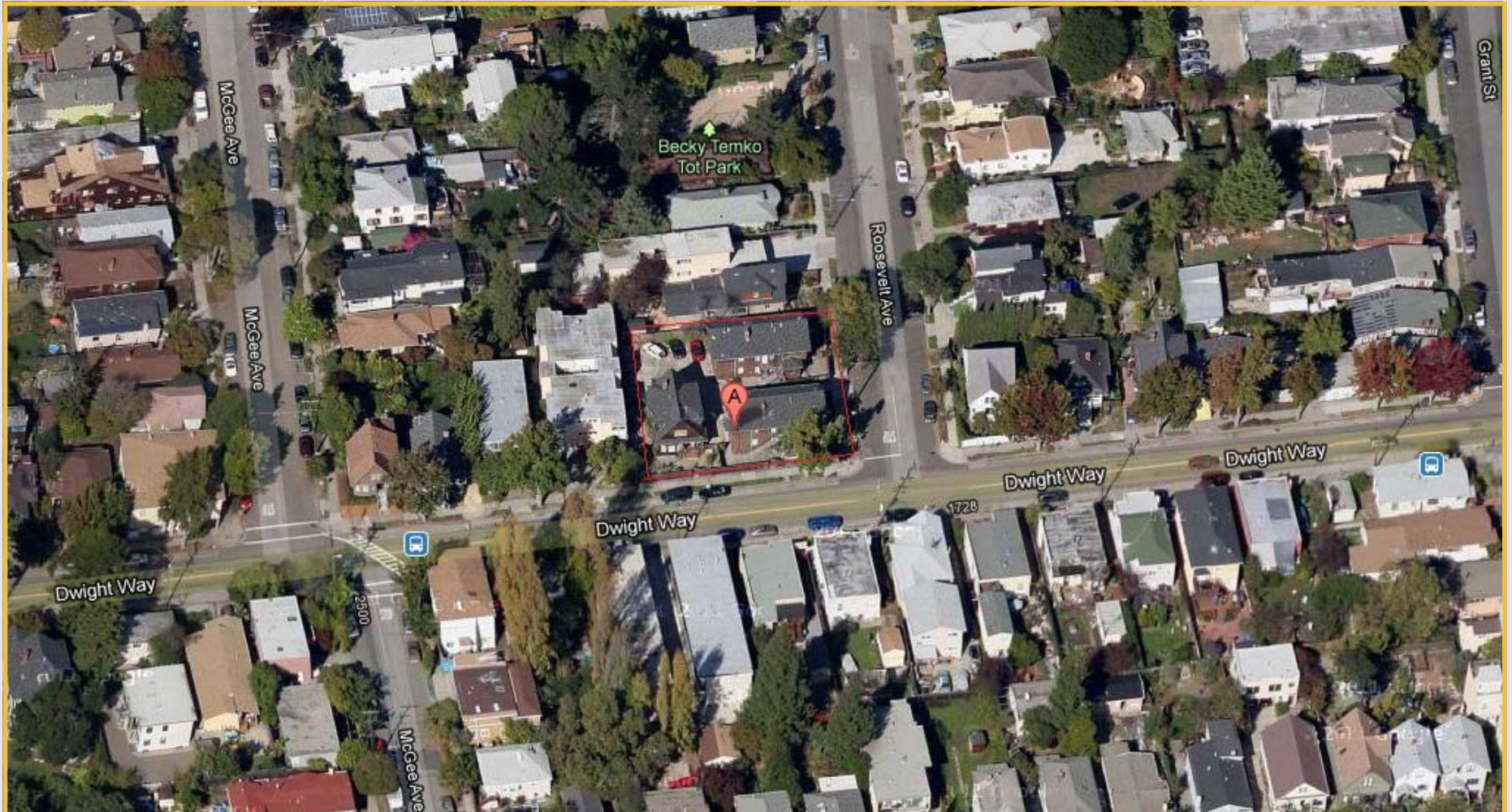


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Aerial Map

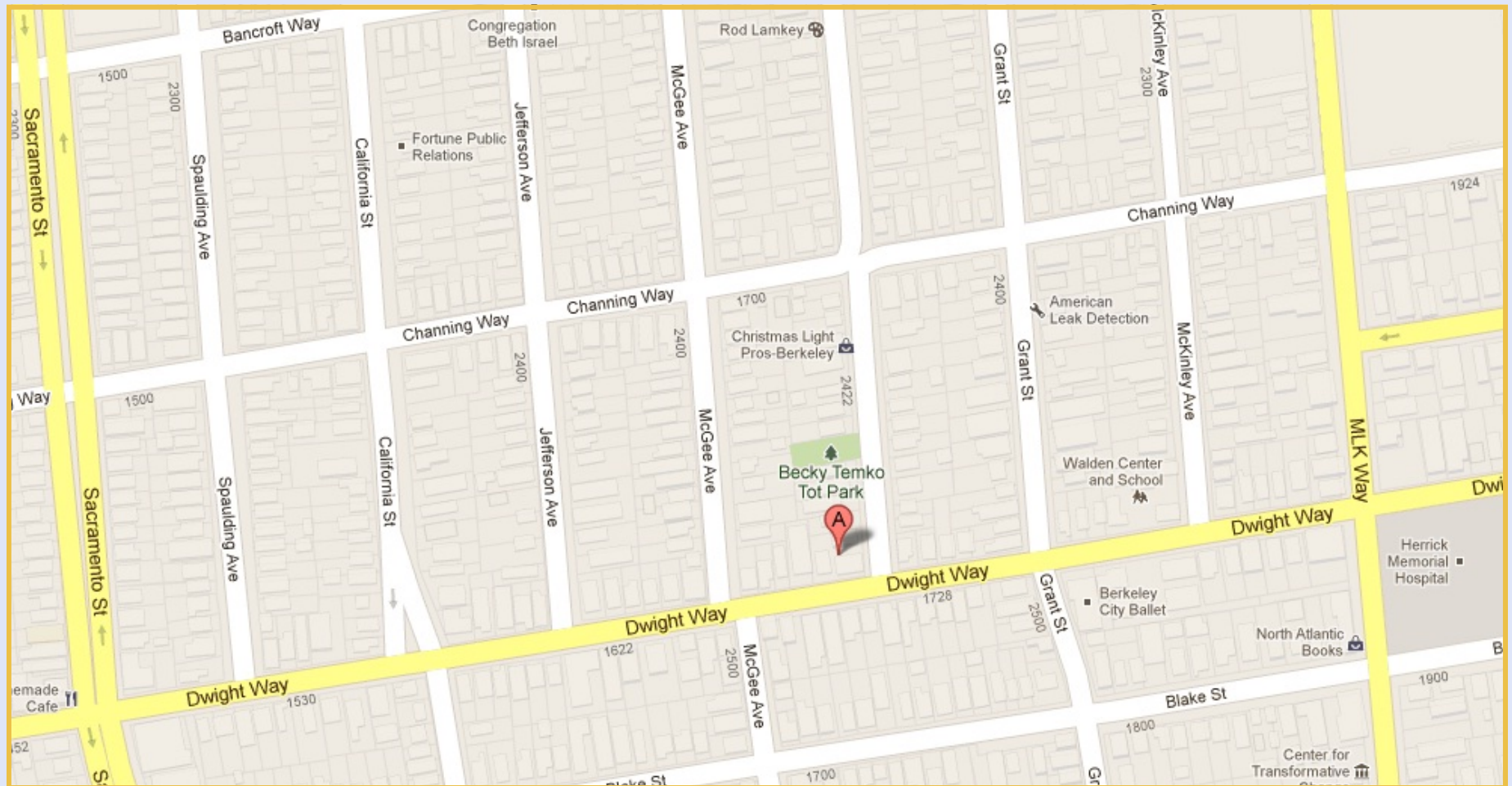


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Location Map

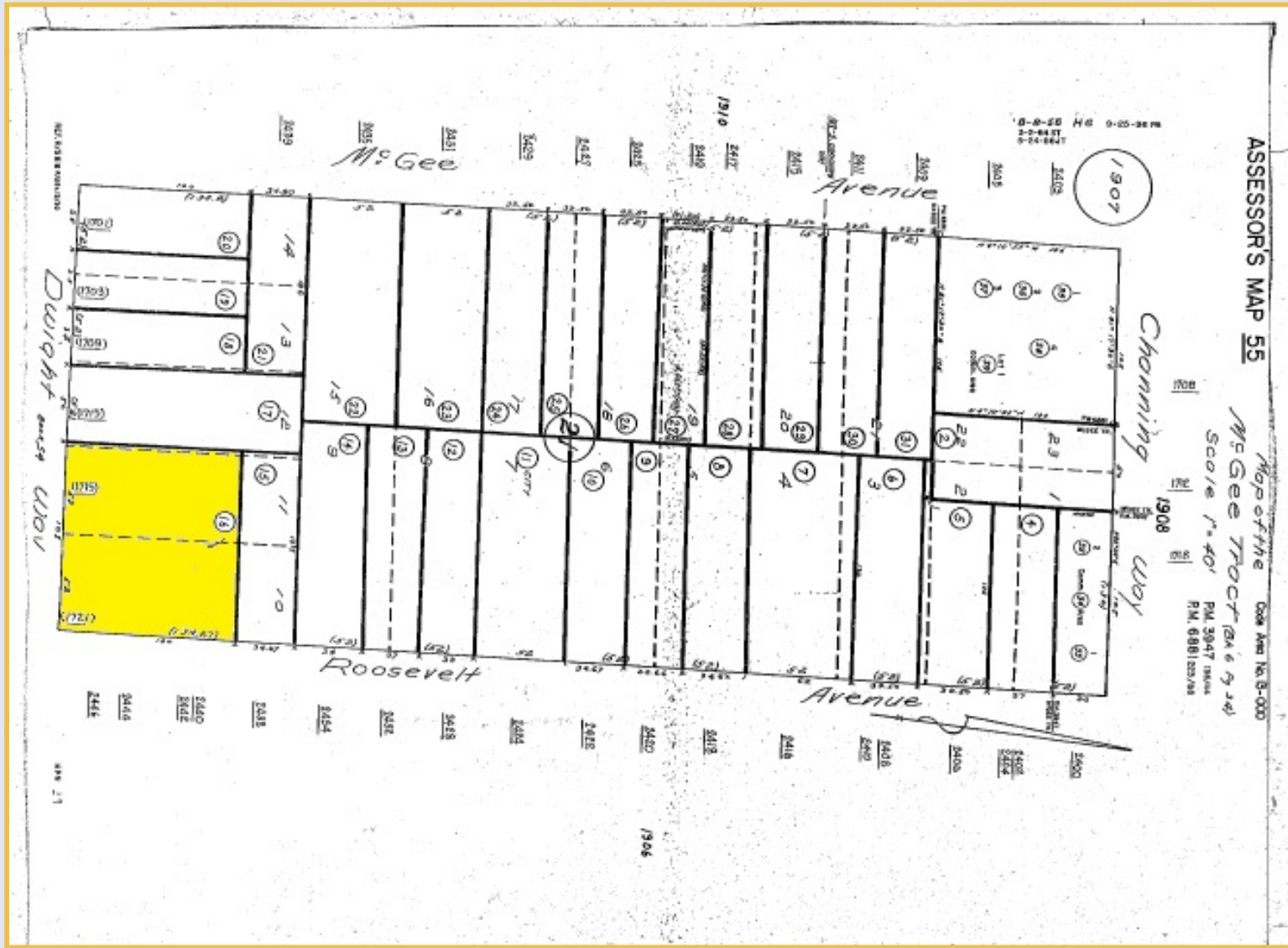


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Parcel Map



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