

OFFERING
MEMORANDUM
FOR SALE

1248
**SOLANO
AVENUE**
ALBANY, CA



OFFERED AT: \$850,000



EXCLUSIVE BROKER:

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CA RE LICENSE #01808807



EXECUTIVE SUMMARY

Newmark Knight Frank is pleased to present 1248 Solano Avenue, Albany, CA for sale. This is a rare opportunity for an owner-user or investor to purchase a small commercial property with off street parking in the best shopping district of an attractive and vibrant Bay Area community.

1248 Solano Ave is a +/- 900 square foot building on a +/- 2405 square foot lot. It is currently configured for office use, with parking on the side driveway. There is also a private, fenced garden area behind the building. The property will be delivered vacant at close of escrow.

Albany, California was recently named the best Bay Area town by San Francisco Magazine for the quality of schools, walkability, safe neighborhoods, levels of home ownership, engaged and highly educated residents, and accessible local government. Through the heart of Albany and North Berkeley runs Solano Ave, a hub of commerce and activity with a movie theatre, restaurants, local and national retailers, fitness studios, medical and dental offices, service providers and professional advisory firms.

The flexible Solano Avenue Commercial zoning allows mixed-use and commercial development, retail, restaurants, office, and other uses.

Building: ±900 SF

Parcel: ±2,405 SF

SALE PRICE: \$850,000

Newmark Knight Frank (the "Agent") has been engaged as the exclusive sales representative for the sale of 1248 Solano Avenue, Albany, CA (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY INFORMATION

1248 SOLANO AVENUE

Year Built	1918
Rentable Building Area	900 Sq. Ft.
Parcel Size	2,405 Sq. Ft.
Stories	One
Construction Type	Frame
Roof	30-Year Asphalt Shingle
No. of Units	1
Exterior Walls	Wood
Parking	Driveway
APN	65-2652-3
Zoning	SC
Utilities	One PG&E meter and one Water Meter

88 **VERY WALKABLE**
Most errands can be done by foot

55 **GOOD TRANSIT**
Many nearby public transportation options

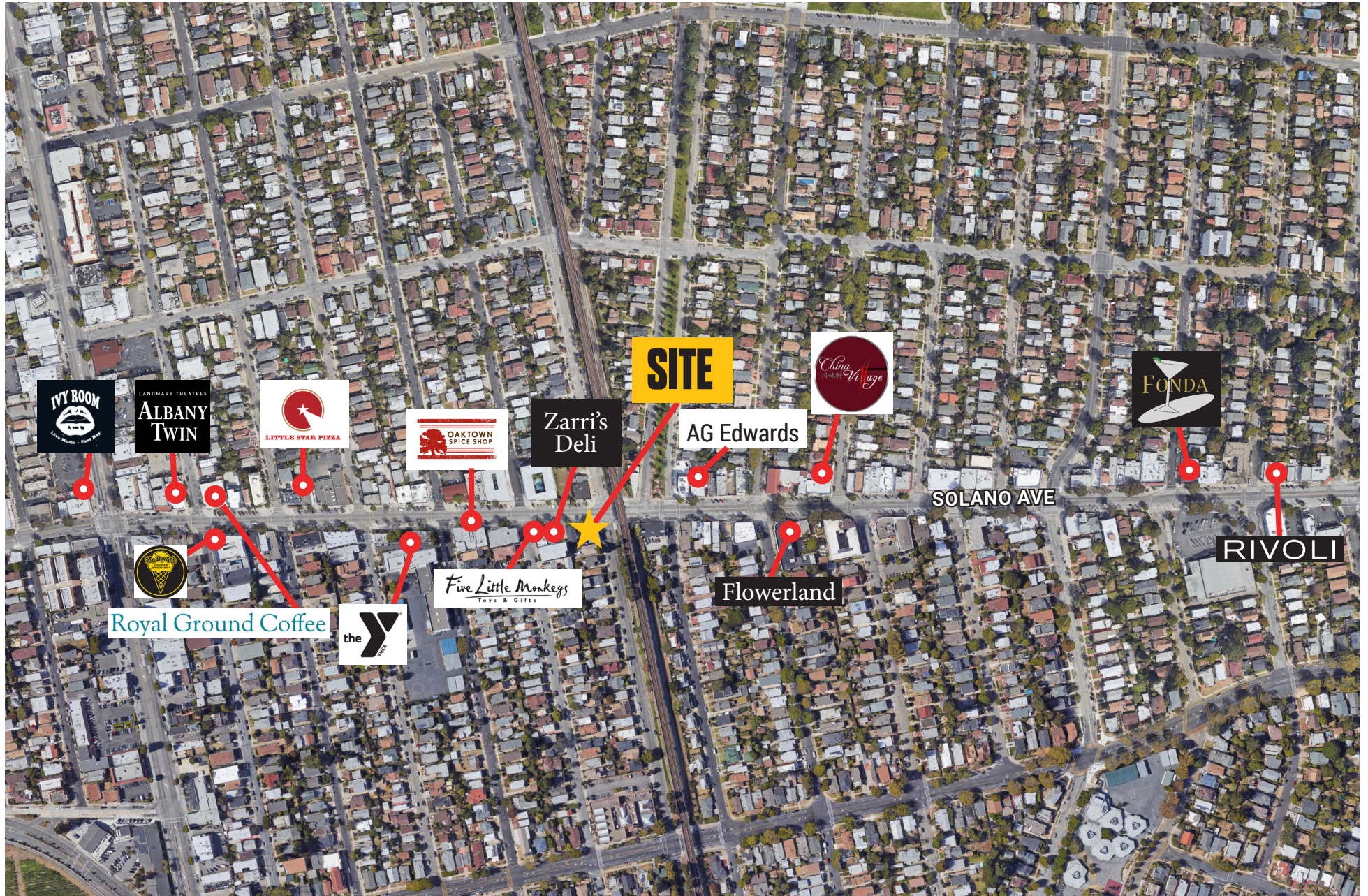
95 **BIKERS'S PARADISE**
Daily errands can be accomplished by bike

	Half Mile	One Mile	Three Miles
Estimated 2020 Population	10,478	33,535	173,007
Estimated 2020 Households	4,249	13,846	71,283
Estimated 2020 Household Income	\$153,400	\$146,982	\$131,277

AERIAL



AMENITIES



INTERIOR

