

Light Industrial Condominium For Sale

2309 American Avenue

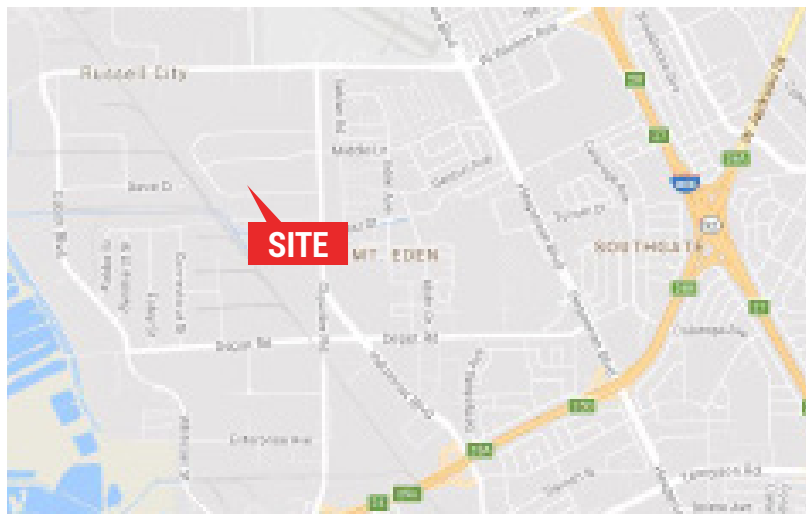
Hayward, California 94545



PROPERTY HIGHLIGHTS

- Size: $\pm 1,382$ SF
- Prime Cannabis Zone (buyer to verify)
- Year Built: 1971
- Exterior: Steel and Concrete Block
- Roof: Tar and Gravel
- Floors: Concrete Slab
- Oversized, 16' Roll-Up Door
- Parking: 2 Assigned Stalls
- 200 Amps @ 220 Volt, 3-Phase Power (please verify power)
- Golden Gate Business Center 1 (HOA)
- HOA: \$150/Month, Water Included
- Owners Pay Electricity, Internet & Trash
- Occupancy: Close of Escrow
- SALE PRICE: \$455,000

Shawn Klein | Director | 510.923.6209 | sklein@ngkf.com
CA RE License #01426551



Close to I-880 and CA-92

**Newmark
Knight Frank**

1111 Broadway, Suite 100, Oakland, CA 94607

www.ngkf.com

Procuring brokers shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.