

**SALE**

**±5000-SF RETAIL / OFFICE BUILDING  
PATH-OF-PROGRESS RU5 ZONE  
45-FOOT HEIGHT LIMIT  
SAN PABLO AVENUE**



**2341 SAN PABLO AVENUE, OAKLAND, CA 94612**



**PRICE DROP FROM \$1.125 M TO \$959,000!**



Along the progressively redeveloping corridor of San Pablo Avenue between 23rd and 24th Streets. Close to downtown and freeway access. Great visibility and signage on San Pablo Avenue.

High-ceiling open configuration warehouse-type building. Barrel truss roof system. New drive-in roll-up door, new exterior paint, door and security door, new interior and exterior lighting. Concrete floors with new epoxy paint. Great for open configuration retail or office.

Zoned RU5, allowing ground floor retail or office with 45-foot height limit for new construction of medium density multi family residential. In the path of progress for major development. Auto repair is not allowed.

**PLEASE CONTACT LISTING BROKERS TO SHOW**

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[DEMOGRAPHICS](#)

[STREET VIEW](#)

[SATELLITE](#)

[MAP](#)

[AREA BUSINESS](#)

**Francis Griffin**  
510-450-1405  
fgriffin@mrecommercial.com  
CA BRE No: 02016713

**\$959,000**

**Erik Housh**  
510-450-1410  
ehoush@mrecommercial.com  
CA BRE No: 00884250