

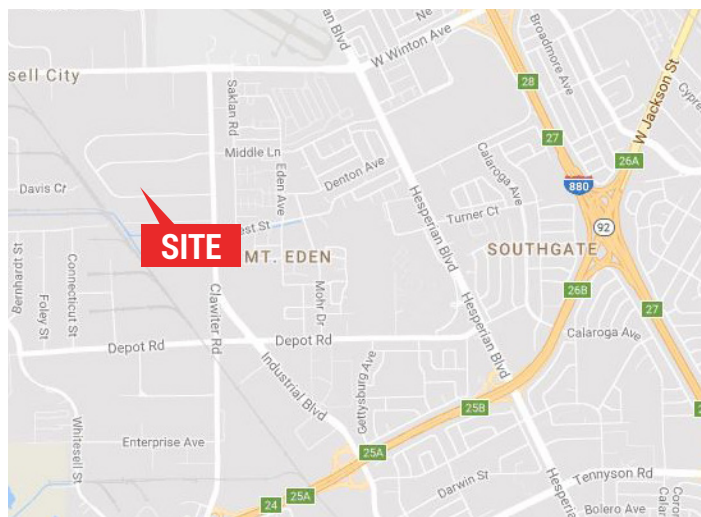
# Light Industrial Condominium For Sale

## 2299 American Avenue Hayward, CA 94545



### PROPERTY HIGHLIGHTS

- Size:  $\pm$ 1,380 SF
- Prime Cannabis Zone (please verify)
- All New Electric Supply in 2016
- 3 Phase 200 AMP Panel and 1 Phase 100 AMP Panel (Buyer to confirm)
- Remodeled in 2007
- Steel and Concrete Block Building
- 12' X 14' Overhead Grade Level Loading Door
- $\pm$ 15.5' Clear Height for Possible Mezzanine
- $\pm$ 2 Parking Stalls Included
- HOA Dues \$150/Month, Water Only Included
- New Roof Assessment Paid
- $\pm$ 100 SF Office
- Occupancy: Close of Escrow
- Price: \$545,000



**Close to I-880 and CA-92**



Shawn Klein 510.923.6209 [sklien@ngkf.com](mailto:sklien@ngkf.com) CA RE Lic. #01426551

1111 Broadway, Suite 100, Oakland, CA 94607