

Iconic Point Richmond Building For Sale

31 Washington Avenue, Point Richmond, CA 94801



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

Vesa Becam, Partner

101 Larkspur Landing Circle, Suite 112, Larkspur, CA 94939

(415) 461-1010, ext. 114 • Fax: (415) 925-2310

Lic #: 01459198

vesa@keegancoppin.com

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BUILDING SIZE:

1,800+/- square feet

PRICE:

\$990,000.00

PARCEL SIZE:

4,480+/- square feet

ZONING:

C2CD

APN: 558-122-003-4

DESCRIPTION OF PREMISES /FEATURES:

This is a rare opportunity for an owner-user or an investor to acquire this meticulously restored and upgraded 1902 gem. 31 Washington is situated on the best block of historic downtown Point Richmond, just across the street from the Hotel Mac. Its distinctive storefront provides a sense of arrival for clients and customers, while the flexible layout allows for a variety of uses and co-tenancies. Completely renovated in 2012, upgrades include flooring restoration, construction of a state-of-the-art kitchen, an ADA compliant restroom and extensive infrastructure upgrades. A fully functional upstairs loft with skylights and windows overlooking both sides of the property can be used as storage or an upstairs office.

DESCRIPTION OF LOCATION / AREA:

Point Richmond, listed on the National Register of Historic Places, is a charming destination for locals and visitors. The vibrant downtown area houses many restaurants and shops, a little Bay Area oasis just seconds from major transportation arteries. It enjoys unparalleled access to all portions of the greater metropolitan area. Towards the West, just moments from the Richmond/San Rafael Bridge, Point Richmond is less than ten minutes from the Larkspur ferry terminal. Towards the East, immediate access to Highway 580 provides access to the Bay Bridge and San Francisco in fifteen minutes. In addition to easy freeway access, Point Richmond businesses benefit from many transportation options: BART, AMTRAK, AC Transit and Golden Gate Transit all provide service to the city.



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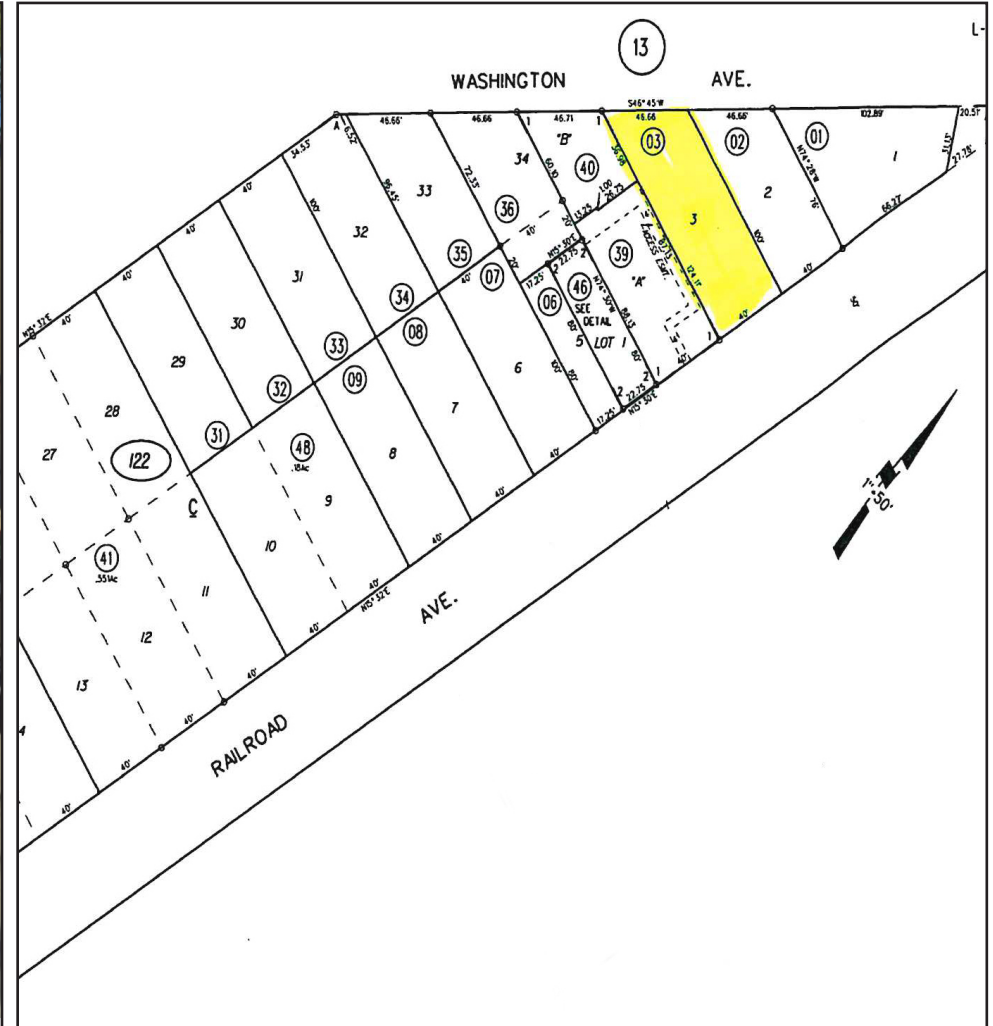
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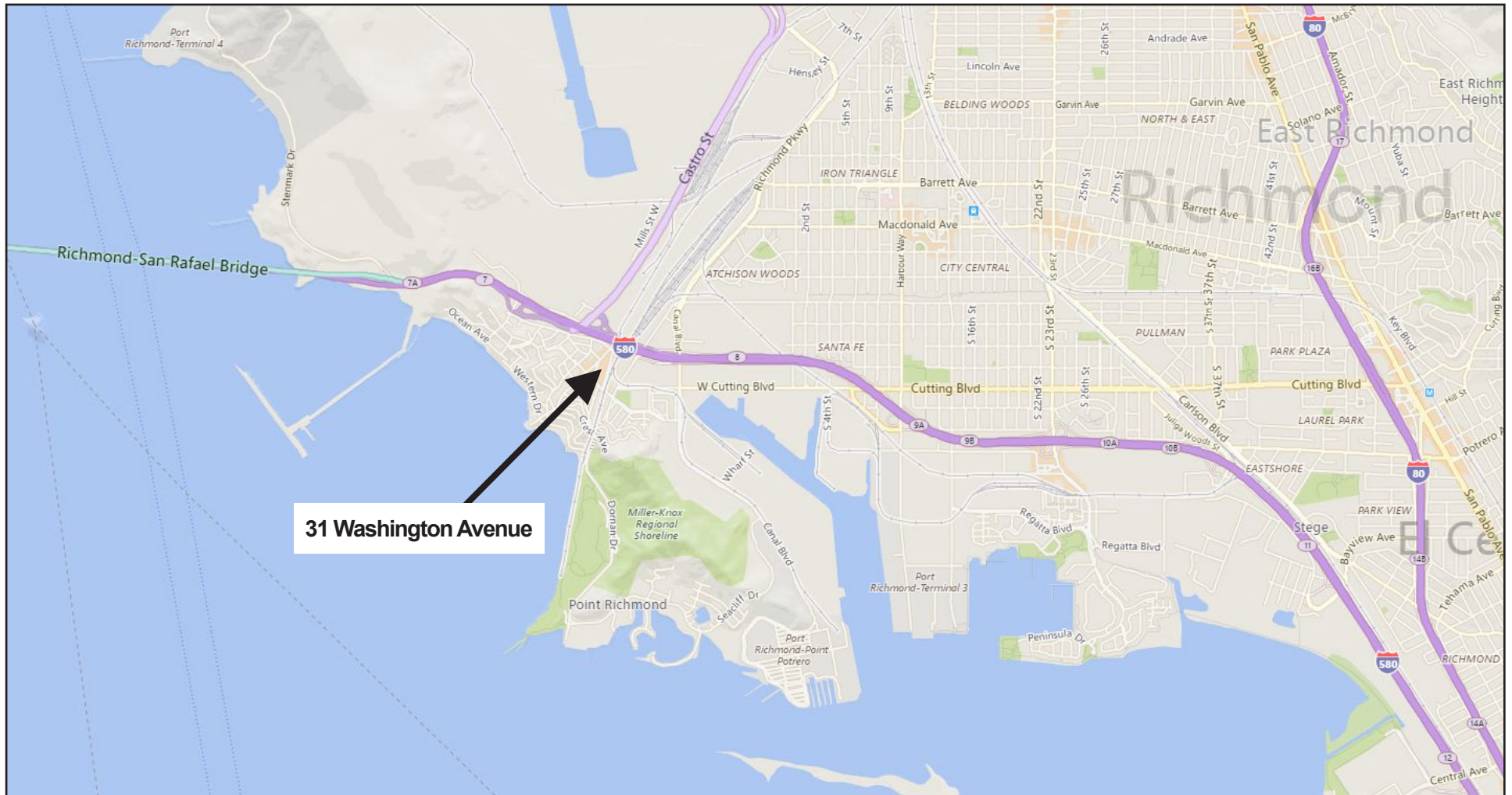
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