

FOR SALE

HIGHLY FUNCTIONAL AND ATTRACTIVE  
±1,022-SF OFFICE / LIGHT INDUSTRIAL CONDO  
UNION 21 LOFT PROJECT / ENTERPRISE ZONE



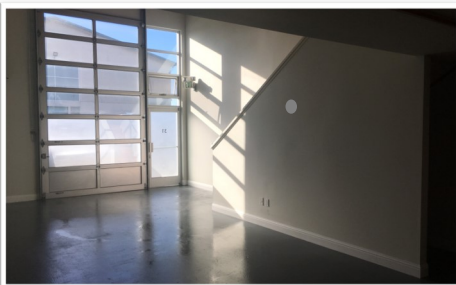
1940 UNION STREET #31 OAKLAND, CA 94607



This ±1,022 square foot commercial condo is located in the Union 21 Loft Project, which was developed in 2012. Super clean space in like-new condition featuring high ceilings with an upstairs loft, tons of natural light with a skylight and modern roll-up door, fresh paint and new epoxy coat on the concrete floor, new carpet upstairs, fire sprinklers, a kitchenette and more. The space is secured with a gated entrance and includes two off-street parking spaces.



Located one block off of West Grand Avenue and three blocks from Mandella Parkway with drive times of two minutes to the Bay Bridge entrance, three minutes to West Oakland BART, and five minutes to downtown Oakland. Com-muter heaven! Also walk to terrific res-taurants, coffee shops and breweries like [Kilovolt Coffee](#), [Ghost Town Brewery](#), [So-ba Ichi](#), [Horn BBQ](#), [Pretty Lady](#), [Okkon](#). Great food trucks nearby include [Tacos La Perla](#) and [Taco Panzon](#).



Suitable for SBA financing with 10% down payment! Monthly HOA dues are \$275 for 2019.

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IMAGES

DEMOGRAPHICS

STREET VIEW

SATELLITE

MAP

AREA BUSINESS

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**\$525,000**

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