

FOR SALE | 2614 & 2630 SEMINARY AVENUE, OAKLAND

SHOWCASE RETAIL OWNER-USER OPPORTUNITY

TWO COMMERCIAL BUILDINGS ON SEPARATE PARCELS FOR SALE TOGETHER



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2614-2630 SEMINARY AVE

PROPERTY DETAILS

Property Details

Occupancy	100% Vacant and Ready to Move In
APN	38-3192-16 & 38-3192-17
Property Type	Industrial Warehouse & Office/Retail
Total Building Size	±7,392 SF (5,092 + 2,300)
Total Lot Size	±9,525 SF (5,125 + 4,400)
Year Built	1935 & 1925
Sprinklers	Yes
Zoning	CN-3 & RD-2
Traffic on Seminary	10,623 AADT
Warehouse Ceiling	17 ft
Grade Level Roll Up Door	12' by 10'



Description

2614 & 2630 Seminary Avenue are two legally separate but adjoined buildings offered for sale together. 2614 Seminary Avenue is an approximately 5,092 SF in-line industrial warehouse with one roll up door formerly occupied by a charter school where numerous improvements to the space were made.

2630 Seminary Avenue is an approximately 2,300 SF retail/office building comprised of three sprinklered storefronts with frontage to Seminary Avenue. Both buildings are adjoined providing easy access to and from either building. This unique setup of commercial retail with attached warehouse space creates the ideal opportunity for a 'Showcase Retailer' to thrive at this location utilizing the all-in-one retail, storage, assemblage, and manufacturing capability.

These commercial buildings are located 0.4 miles from Mills College, 1.4 miles to highway 580, 2.0 miles to Highway 880, and two blocks from the new Seminary Point Shopping Center anchored by Walgreens.

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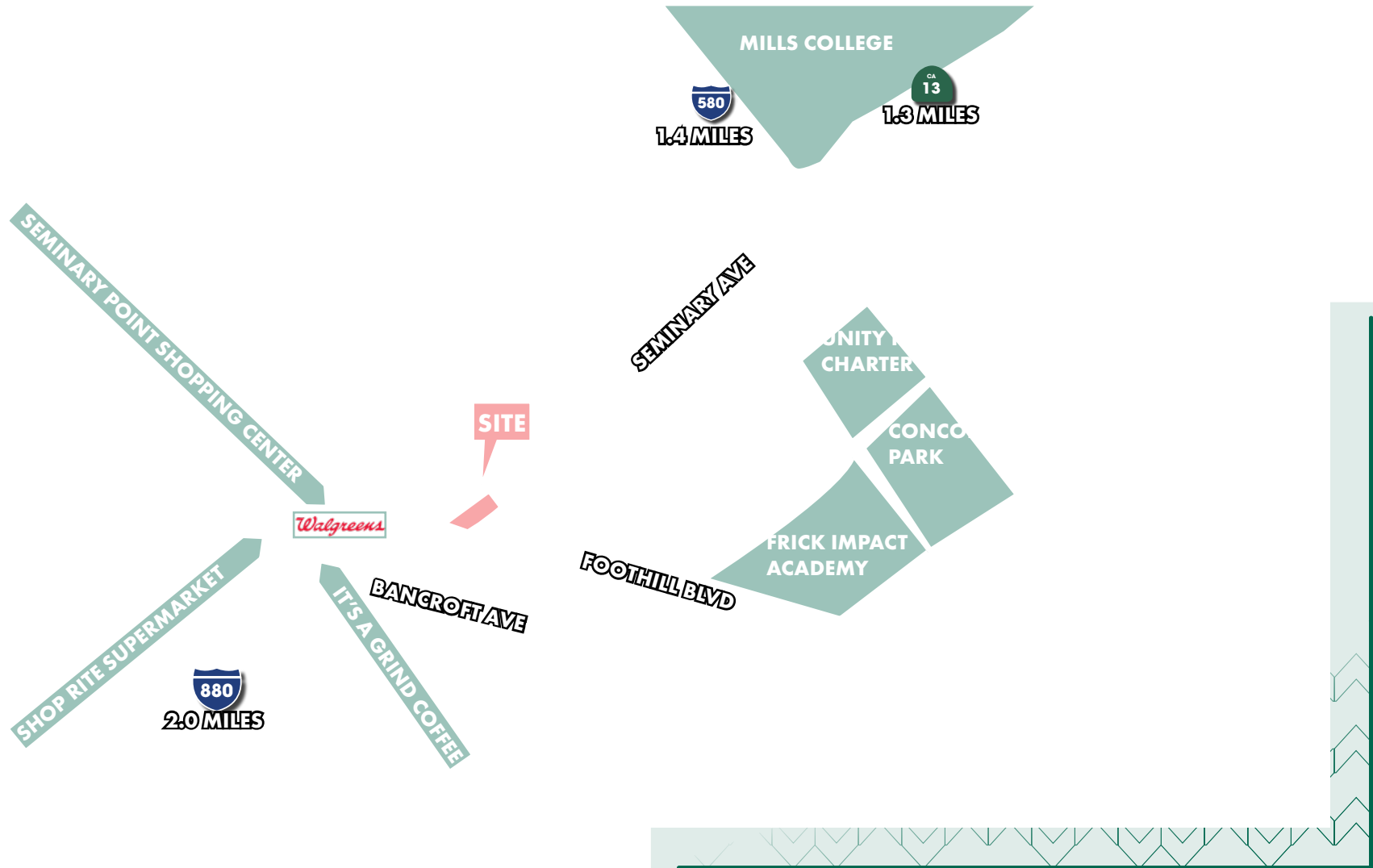
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AERIAL



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ABOUT TRI COMMERCIAL



TRI is LOCAL

We have been representing properties in the Greater East Bay for decades and we know this market better than any other.



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TRI offices span the distance between Roseville and SF, granting us transportational expertise in NorCal.



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Our participation with CORFAC gives us 76 worldwide partnerships, from Kansas City to Cape Town.

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SILICON VALLEY

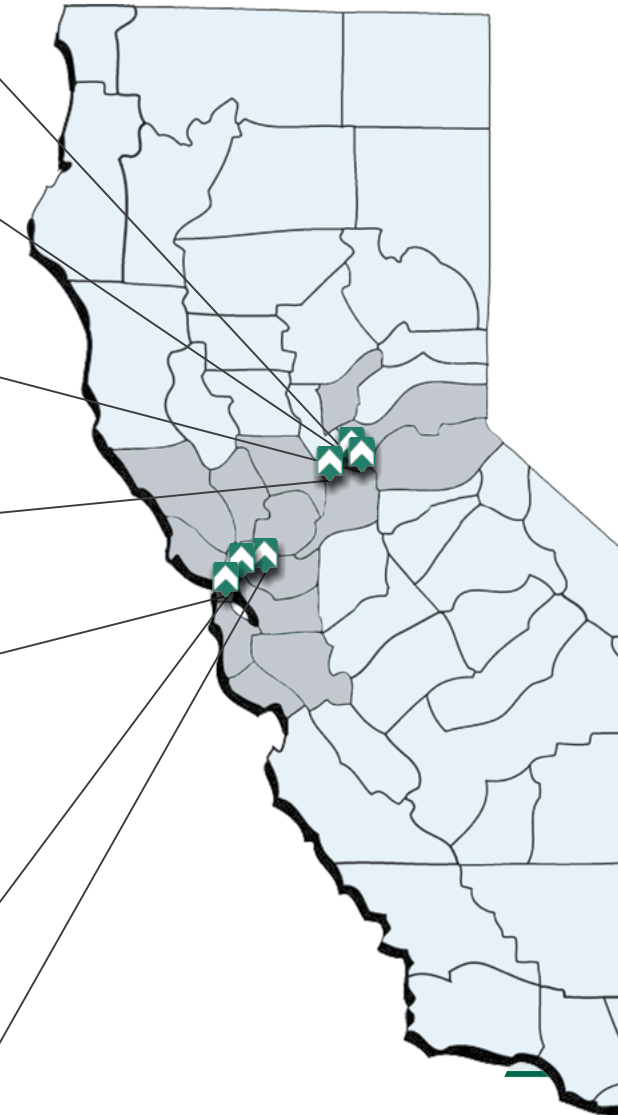
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