

**OFFERING
MEMORANDUM**
FOR SALE

1248
**SOLANO
AVENUE**
ALBANY, CA



OFFERED AT: \$900,000



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EXECUTIVE SUMMARY

Newmark Knight Frank is pleased to present 1248 Solano Avenue for sale. This offering is a rare opportunity to purchase a small commercial property with off street parking in the best shopping district of an attractive and vibrant Bay Area community.

1248 Solano Ave is a 900 square foot single-tenant building leased to an investment advisor. The building sits on a parcel totaling ±2,405 sq. ft.

Tenant	Square Feet	Monthly Rent Per SF	Monthly Rent	Lease End Date
Financial Planner	900	\$2.94	\$2,650	6/30/2021

Albany, California was recently named the best Bay Area town by San Francisco Magazine for the quality of schools, walkability, safe neighborhoods, levels of home ownership, engaged and highly educated residents, and accessible local government. Through the heart of Albany and North Berkeley runs Solano Ave, a hub of commerce and activity with a movie theatre, restaurants, local and national retailers, fitness studios, medical and dental offices, service providers and professional advisory firms.

The flexible Solano Avenue Commercial zoning allows live-work, mixed-use and commercial development, retail, restaurants, office, and other uses.



VERY WALKABLE

Most errands can be accomplished on foot.

	One Mile	Three Miles	Five Miles
Estimated 2018 Population	42,720	202,919	352,131
Estimated 2018 Households	18,193	84,095	150,983
Estimated 2018 Household Income	\$131,169	\$140,822	\$141,614

Sale Price: \$900,000

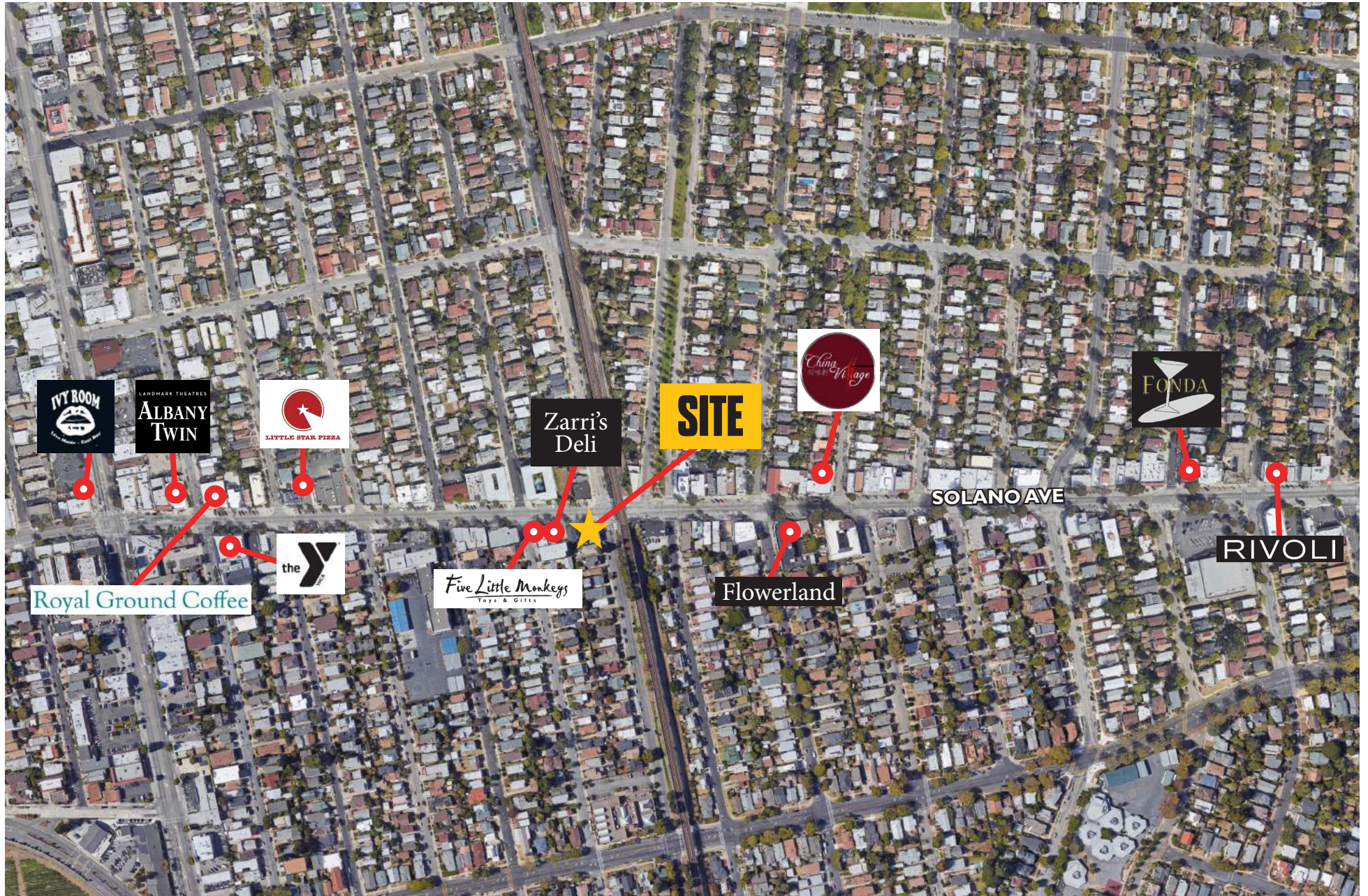


Year Built	1918
Rentable Building Area	900 Sq. Ft.
Parcel Size	2,405 Sq. Ft.
Stories	One
Construction Type	Frame
Roof	30-Year Asphalt Shingle
Parking	Driveway
APN	65-2652-3
Zoning	SC
Utilities	One PG&E meter and one Water Meter

AERIAL



AMENITIES



INTERIOR



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