

COMPASS

2712-2726
PARK BLVD
OAKLAND
\$2,750,0000



Seize this rare 75% vacant opportunity with adjacent vacant lot & excellent frontage for an exceptional investment in the heart of vibrant Ivy Hill.

Investment Highlights:

- **Multi-Faceted Property:** A multi-use building with 5 *vacant* spacious commercial units within the building & 6 well-appointed 1BD/1BA residential apartments in a highly desirable rental market (3 *vacant*). The frontage & commercial spaces offer excellent income potential and are perfect for a variety of businesses, from retail shops to professional offices. The total interior space of the building measures approximately 9,700 SF, ensuring ample room for both residential & commercial purposes.
- **Adjacent Vacant Land Lot:** Poised to deliver substantial returns at ~3,000 SF. Presents a fantastic opportunity for development or expansion, adding more value. Previously used as a parking lot to the adjacent commercial buildings.
- **Versatile Zoning:** Property benefits from flexible zoning regulations, opening doors to multiple investment avenues, including residential, commercial, or a combination. Increasing Building Height is an option!
- **Abundant Space:** ~10,000 SF Total Lot and per Appraiser Total Building ~10,943 SF.

Key Details:

- 6.25% Pro Forma Cap Rate
- Lot: ~10,000 SF / ~0.23 AC Total
- Per Appraiser: ~10,943 SF Total Rentable
- 1 Building (2716-2726 Park Blvd)
- 1 Vacant Lot (2712 Park Blvd), ~3K SF
- Commercial: 5 Units
- Residential: 6 - 1 BD / 1BA Apartments
- Zoning: RU-5
- Year Built: 1950 | N/A
- APNs: 22-339-14 | 22-339-17-1



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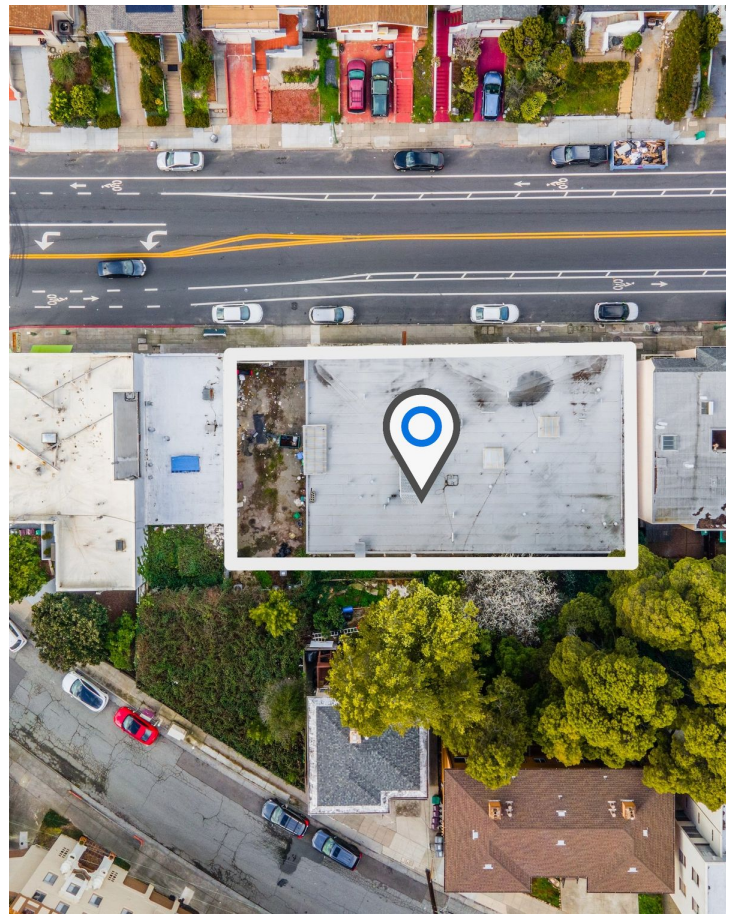
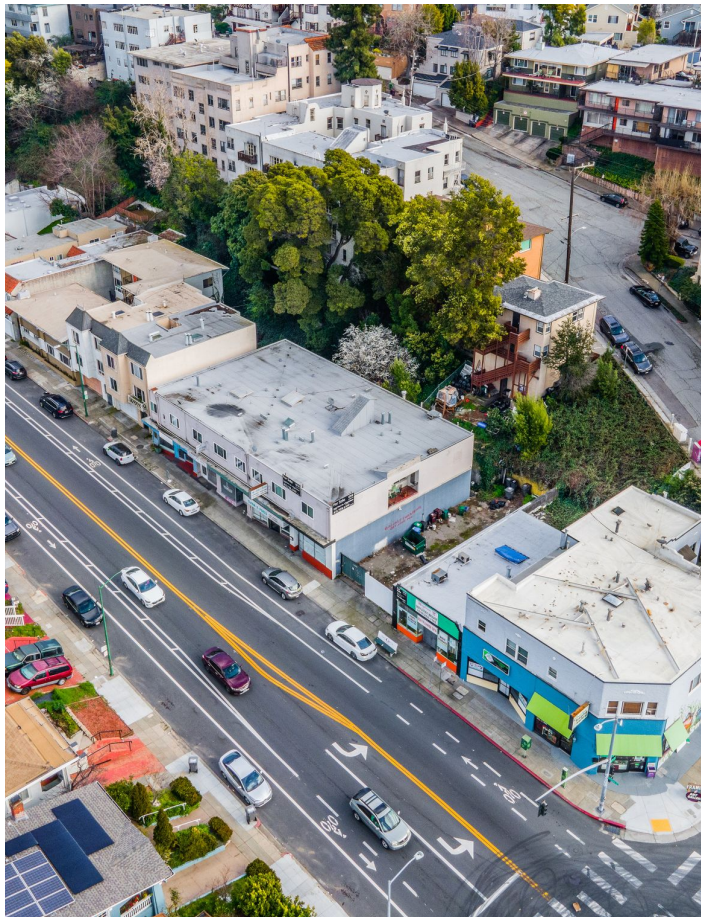


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Tenant	Loaded SqFt	Monthly Estimated Total Rents	Monthly Actual / Previous Total Rents
2712 Park Blvd(~3024 SF) Vacant Lot	-	-	-
2716 Park Blvd (~958 SF) Vacant (former beauty salon)	958	\$1,772	\$1,500
2718 Park Blvd (~1,228 SF) Vacant (former laundromat)	1,228	\$2,272	\$2,200
2720 Park Blvd (~969 SF) Vacant (former Hair Salon & Braiding)	969	\$1,793	\$1,500
2722 Park Blvd (~438 SF) Hair Salon	438	\$810	\$650
2724 Park Blvd (~1,654 SF) Vacant	1,654	\$3,060	\$1,900
2726 Park Blvd (up stairs ~863 SF) Backside of Building—Residential	-	-	-
A 1BD / 1BA Apt (Vacant) (~683 SF)	683	\$1,805	\$1,500
B 1BD / 1BA Apt (~743 SF)	743	\$1,672	\$900
C 1BD / 1BA Apt (~760 SF)	760	\$1,710	\$800
D 1BD / 1BA Apt (Vacant) (~760 SF)	760	\$1,710	\$1,350
E 1BD / 1BA Apt (Vacant) (~743 SF)	743	\$1,672	\$1,500
F 1BD / 1BA Apt (~802 SF)	802	\$1,805	\$800
TOTALS	9,738	\$23,642	\$16,100
ANNUAL RENTS		\$280,143	\$191,700



*all SF calculations per appraiser



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