

**For Sale/Excellent
Owner User Opportunity**

717

**Washington
Street** | OAKLAND
CA

CBRE

The Offering

717 Washington Street, located in Oakland California is being offered for sale for \$1,480,000. The Property is a $\pm 5,700$ SF two story mixed use building situated on 0.09 (3,920 SF) acres of land. The office space is above ground floor retail space with nice yard space in the back.



Address

717 Washington Street,
Oakland, California



Asking Price

\$1,480,000 or
\$260 psf



Acres

0.09 (3,920 SF)



APN

001-0203-019-01



Square Feet

$\pm 5,700$ Total
Retail Space - $\pm 2,700$ SF
Office - $\pm 3,000$ SF



Property Type

Office and Retail



Excellent Regional Location

The Property is well located in downtown Oakland with great accessibility to the greater San Francisco Bay Area. Within blocks of Bay Area Rapid Transit (BART)

- ◆ In the heart of Old Oakland, close to the city center. Old Oakland is a beautiful restored Victorian neighborhood.
- ◆ Great restaurants within walking distance. Ratto's Deli, Swan's Market, Blue Bottle and Sweet Greens to name a few.
- ◆ Farmer's Market – for over 25 years, the Old Oakland Farmer's Market has been operating each Friday from 8 am to 2 pm.
- ◆ Located within Oakland's CBD, which consists of 12.4 million square feet of office space.



Property Expenses

2024 EXPENSES

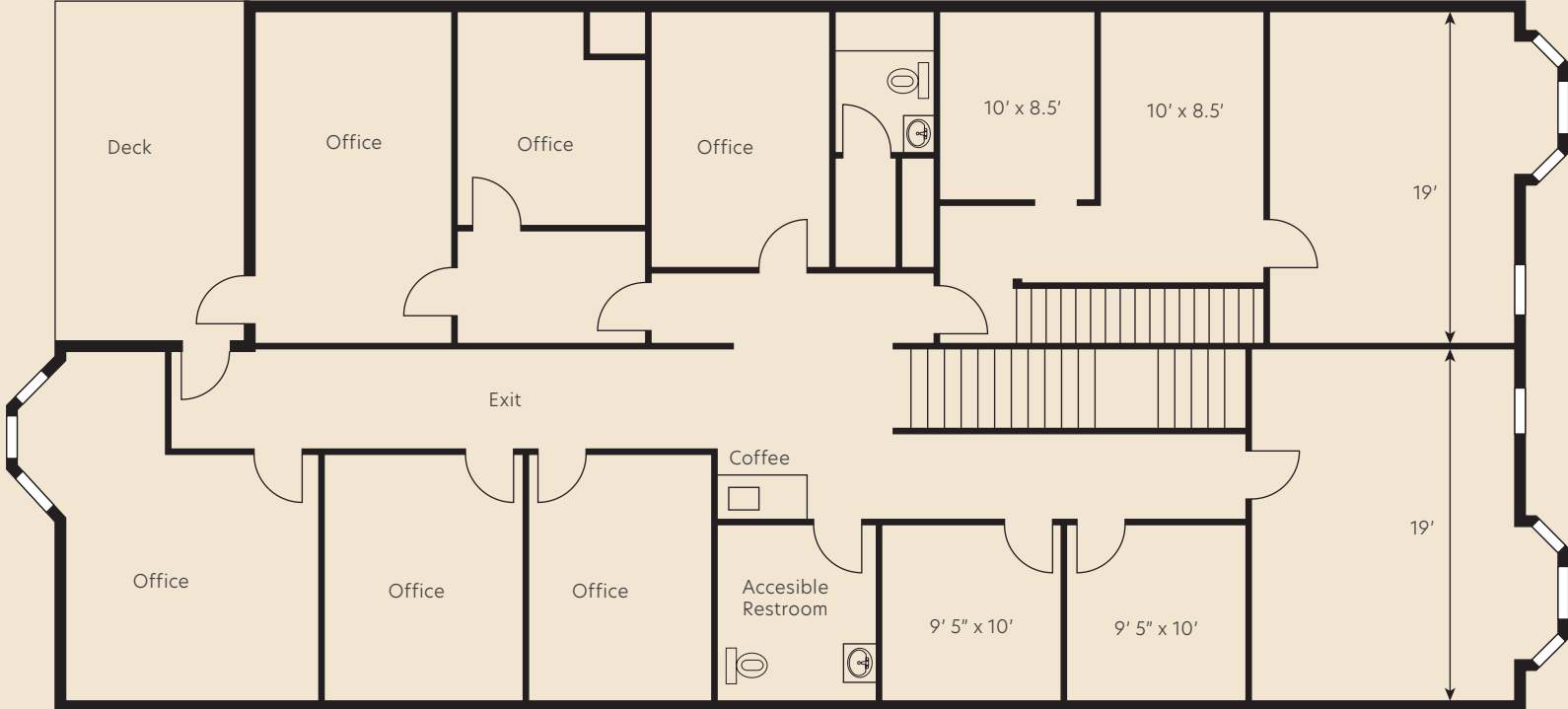
Real Estate Taxes	\$18,786
Insurance	\$9,340
Electricity	\$2,904
Water	\$2,197
Gas	\$1,978
City Fees	\$1,797
Janitorial	\$1,670
Phone Intercom	\$1,155
Management Fee	\$550
Security	\$450
Plumbing	\$202
Pest Control	\$200
Management Fee	\$550
Total	\$41,229
Total PSF	\$7.23



Amenity Map



Floor Plan



Second Floor

717

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Contact

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