



FOR SALE
\$200,000

RARE
HIGH VISIBILITY
2ND GEN
RESTARUANT

Near UC Berkeley Campus

Prime ±1,912 SF second-generation restaurant opportunity in the heart of Berkeley, just one block from the University of California, Berkeley and near the highly trafficked intersection of Shattuck Avenue and University Avenue.

-DO NOT DISTURB EMPLOYEES-

CONTACT US:



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The premises come equipped with valuable existing infrastructure, including a commercial hood system, walk-in cooler, walk-in freezer, and essential kitchen equipment – significantly reducing startup time and construction costs for an incoming operator.

One of the **most valuable features** of this opportunity is the **existing gas line**, an increasingly rare asset in Berkeley due to restrictions on gas in new construction projects. This gives future operators a major competitive advantage and flexibility for a wide range of restaurant concepts.



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With strong daytime and nighttime foot traffic, nearby office presence, dense residential neighborhoods, and the constant energy generated by the Berkeley community, this location offers an outstanding opportunity to establish a successful and thriving restaurant business in a premier market. Rarely do turnkey opportunities with this level of infrastructure, location, and built-in customer base become available in Berkeley. Don't miss the chance to bring your vision to one of the East Bay's most desirable restaurant destinations.



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Current tenant still operating. Do not disturb employees. Thank you!

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