

**RED  
OAK**  
REALTY



## 3101 SAN PABLO AVE, BERKELEY

### WEST BERKELEY

Mixed-use duplex on thriving San Pablo business corridor ready for your creative vision to make it shine. The building was most recently occupied by a fire protection equipment company - the downstairs unit utilized both as a retail space in front with workshop in the rear. Workshop portion benefits from 10' + ceilings, concrete slab floors, several storage rooms, pneumatic plumbing, and two half baths. The upstairs unit features a separate entrance and was previously utilized as an office and contains a kitchen, bathroom, and three large rooms with closets. Savvy buyers may wish to investigate with the city about possible repositioning to residential use.

Property is located on a corner parcel with a curb cut and yard access from Haskell Ave. Dual metered for electric, gas, and water. Conveniently located next to shops, restaurants, and directly across the street from City Sports Gym.



**Tommy Garabedian, CCIM**  
GARABEDIAN & LOEBL TEAM  
#2034258 · 510.499.1235  
Tommy@tommygarabedian.com  
Garabedianassociates.com

**Offered at  
\$775,000**

*Leading* REAL ESTATE COMPANIES  
OF THE WORLD

Information deemed reliable but cannot be guaranteed.





3101 SAN PABLO AVE, BERKELEY