

For Sale

Offering Memorandum

**2505 Telegraph Avenue
Oakland, CA 94612**

\$2,499,000
11,460 SF Facility

Photography by Open Homes Photography



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Property Overview

The property has historically been used as a religious facility and may continue in that use or be suitable for redevelopment, subject to buyer verification and local zoning requirements.

Lot size and building square footage listed as 11,460 SF is approximate and based on public records.

Advertised square footage was provided by Open Homes Photography and may differ from public tax records.

Neither the seller nor the listing agent has verified bedroom and bathroom counts, square footage, lot size, or other advertised information.

Buyers are advised to conduct their own due diligence.

Pre-escrow has been opened with Sean Loftus. Offers to be submitted through the listing agent.

List Price: \$2,499,000



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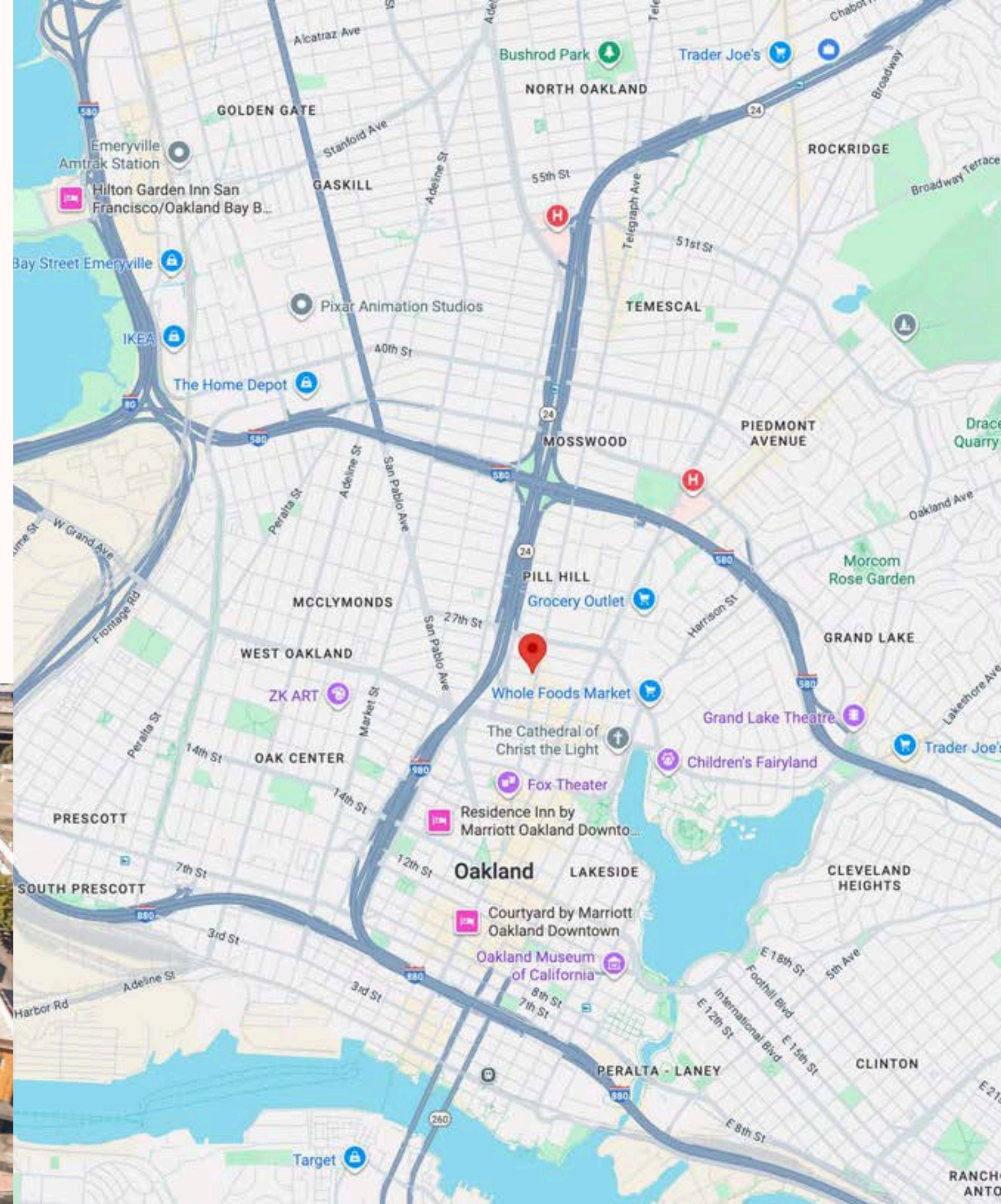
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Oakland, CA

Oakland, California is centrally located on the eastern shore of San Francisco Bay, directly across from San Francisco and minutes from major employment and cultural hubs via BART, ferry, and freeways. It offers a rare combination of urban density, diverse neighborhoods, and proximity to world-class ports, universities, and the broader Bay Area tech economy.

Oakland's strong demand for housing, commercial space, and community-serving uses—along with ongoing revitalization efforts—makes it a desirable place to own a building, particularly for long-term investment, redevelopment, or owner-user opportunities in a supply-constrained market.



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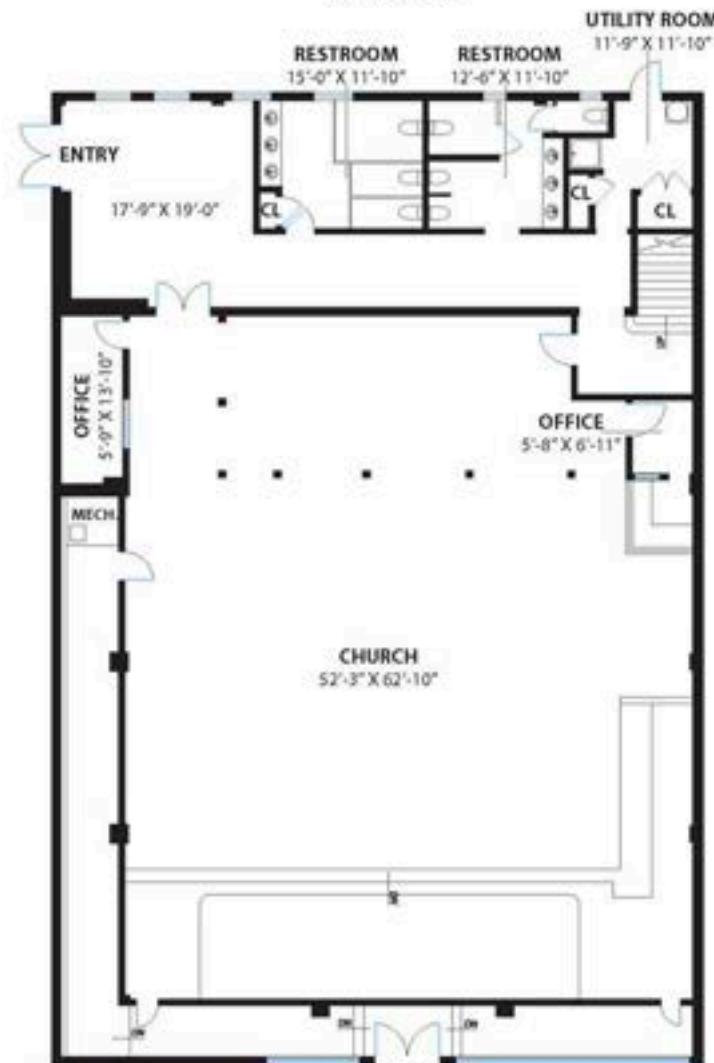
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2505 TELEGRAPH AVENUE

OAKLAND



MEZZANINE



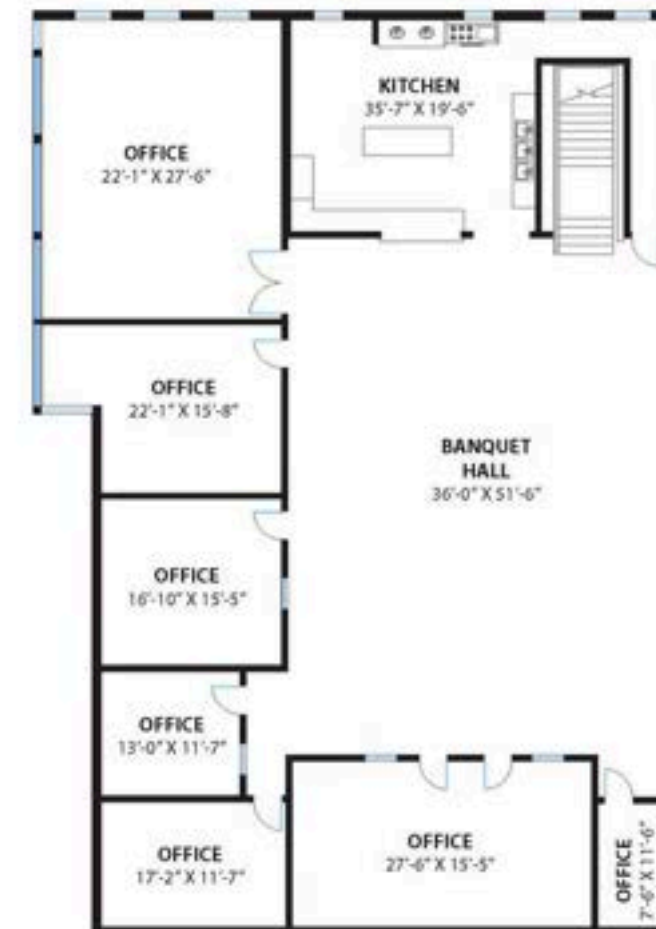
FIRST FLOOR

PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

LIVING SPACE: 12270 SQ FT

- * Main House (First Floor): 5348 Sq Ft
- * Main House (Mezzanine): 2089 Sq Ft
- * Main House (Second Floor): 4833 Sq Ft



SECOND FLOOR



CREATED ON DECEMBER 03, 2025

DISCLAIMER: RENDERING BY OPEN HOMES PHOTOGRAPHY. ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT. DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS REGARDING BUYING OR SELLING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION.

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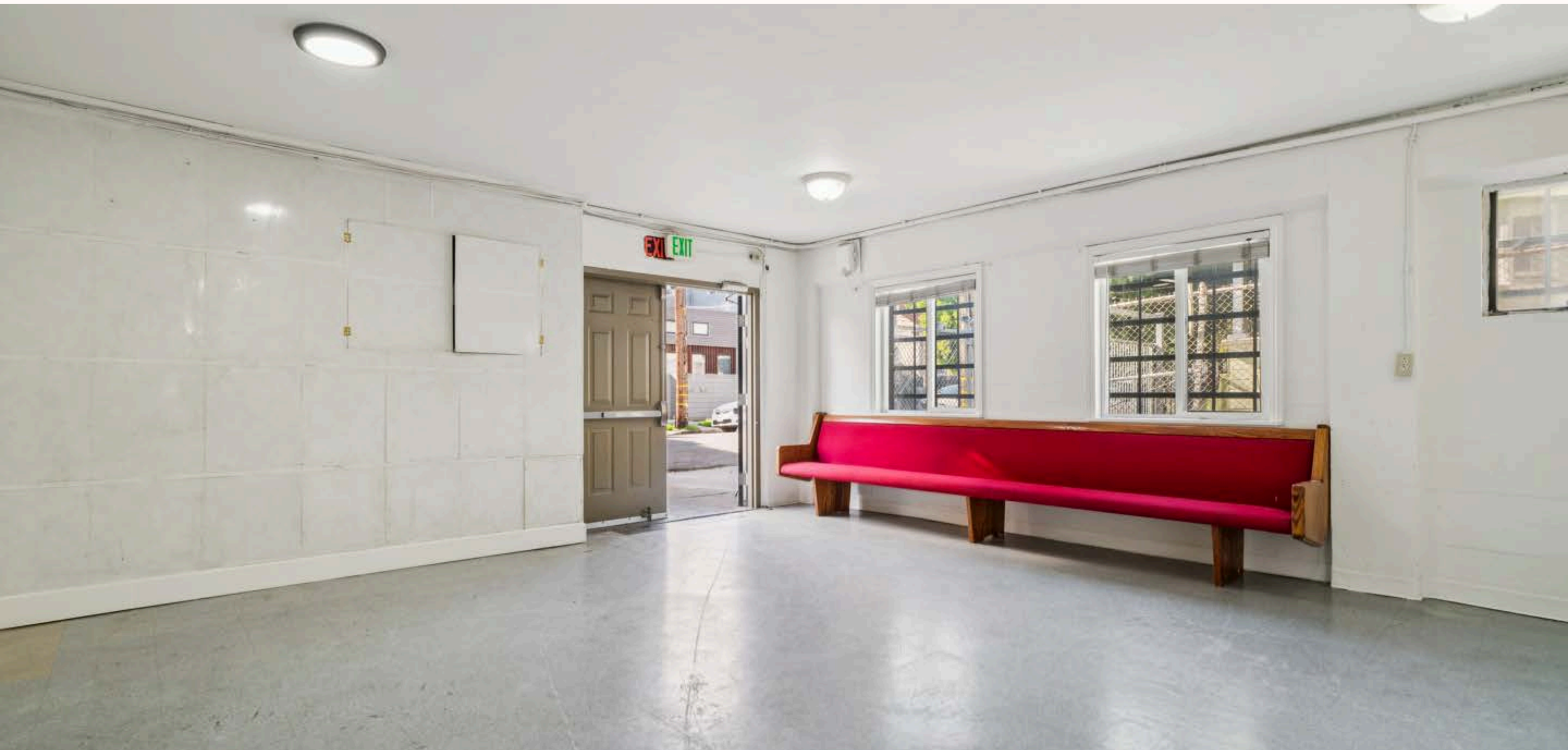


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Disclaimer

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The information contained herein has been obtained from sources we believe to be reliable; however, Emmaus Group has not verified, and will not verify, any of the information contained herein, nor has Emmaus Group conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Emmaus Group has not made any investigation, and makes no warranty or representation, with respect to the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with Local, State and Federal regulations, or the physical condition of the improvements of the subject property.

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