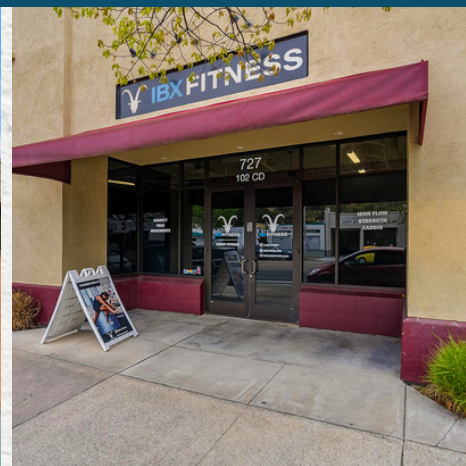


RETAIL CONDOS FOR SALE

727 San Pablo Ave, Suite #102, Albany, CA 94706

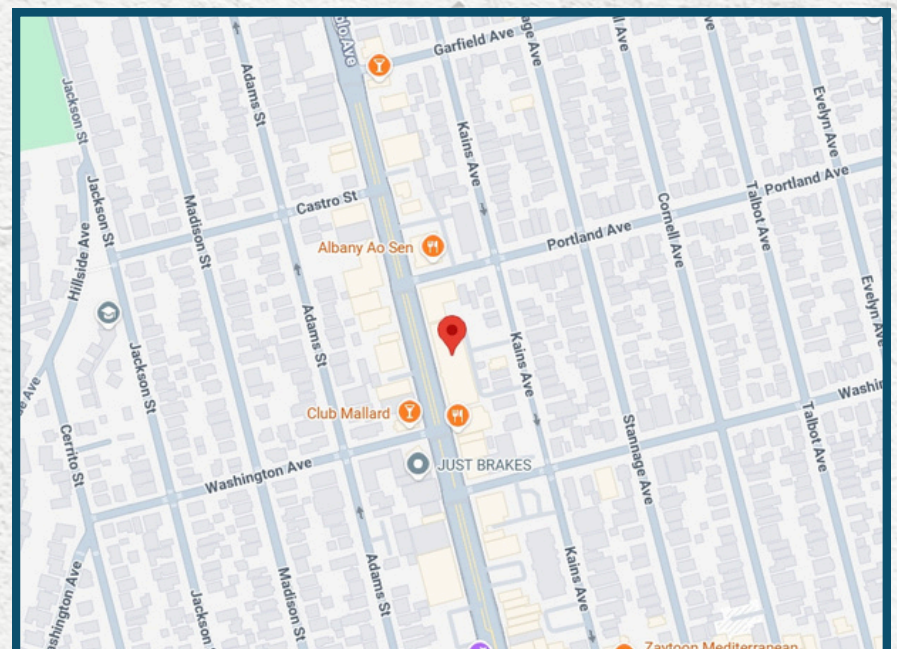
2 COMMERCIAL UNITS IN 1 PARCEL



ABOUT THE PROPERTY:

- Two retail condos (one parcel) totaling 2,742 SF on bustling San Pablo Avenue
- Currently occupied by two established wellness tenants
- On-site parking lot access; a major advantage in this high demand area
- Exceptional visibility with strong foot and drive-by traffic in Albany's vibrant commercial corridor

This is a turnkey investment with built-in rental revenue and full owner-occupancy flexibility in a thriving, wellness-focused community.



Infinity Investments

Commercial Realty & Investment Services

CONTACT: **STEVE PETERSON, CCIM**

LICENSE: DRE# 01746140

✉ peterson.infinity@gmail.com

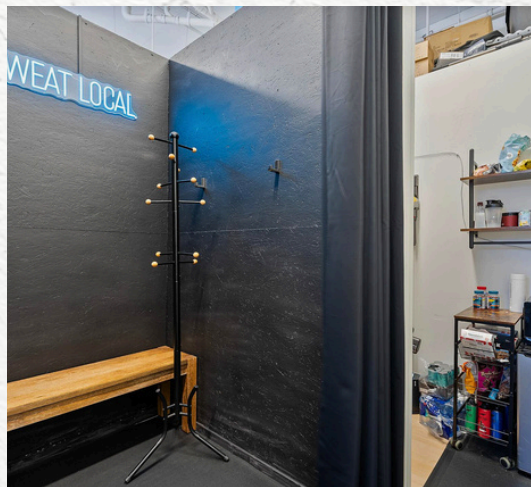
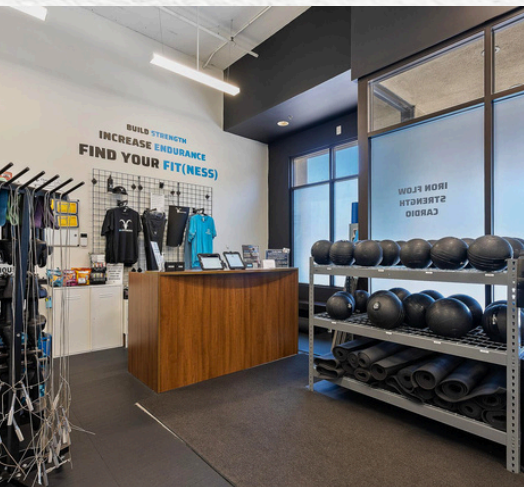
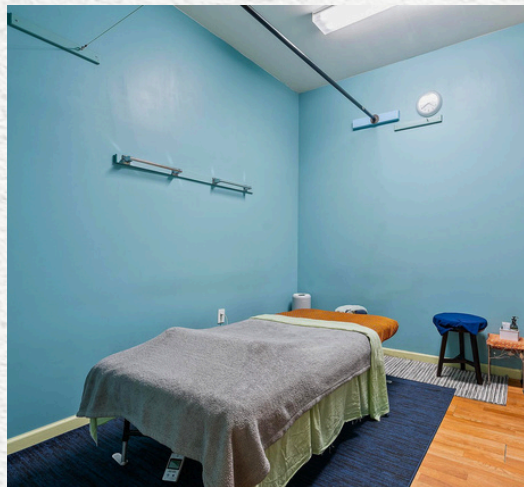
☎ 408-509-0700

727 SAN PABLO AVE, SUITE #102, ALBANY, CA 94706

2 Commercial Units in 1 Parcel | List Price: \$999,000

Seize an outstanding owner-user opportunity at 727 San Pablo Ave, Suite #102, Albany, CA 94706; two retail condominiums totaling 2,742-square-foot situated in one parcel. Perfectly positioned on bustling San Pablo Avenue in Albany, CA, this property benefits from exceptional foot and drive-by traffic in one of the East Bay's most vibrant commercial corridors. Currently home to two established wellness tenants — a popular massage therapy studio and a local fitness gym — the space delivers immediate income while offering seamless flexibility for an owner-occupant to expand or relocate their business.

Enjoy rare on-site parking lot access, a coveted amenity that enhances tenant and customer convenience in this high-visibility location. Ideal for health, wellness, or service-oriented professionals seeking a flagship presence, this turnkey asset combines strong rental revenue with the potential for full occupancy by the buyer. Don't miss the chance to own premium retail space in Albany's thriving commercial hub — perfect for building equity and growing your brand in a dynamic, wellness-driven community.



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