

# FOR SALE

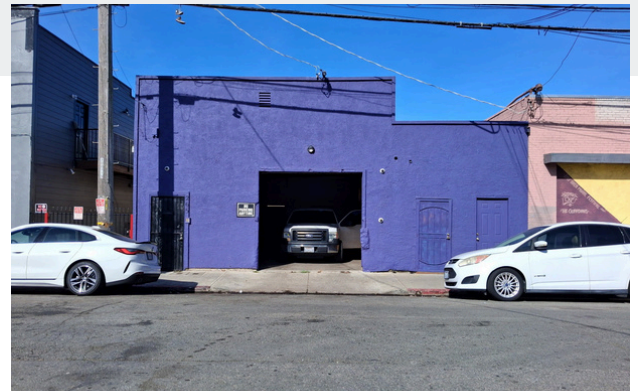
## \$750,000



## 265 15<sup>th</sup> Street, Richmond, CA

### Property Highlights

- ±2,700 SF flexible industrial / creative building
- T5 Core zoning allowing broad commercial and residential uses
- Walkable to Richmond BART and Amtrak
- Potential owner-user, investor, or live / work opportunity
- Strategic infill Bay Area location with redevelopment momentum



### Property Description

265 15th Street presents a rare opportunity to acquire a flexible industrial / creative infill asset in the heart of Richmond, California. The ±2,700 SF building combines warehouse, office, mezzanine, and potential live/work functionality, creating an adaptable environment for a variety of users and business types.

The property benefits from flexible T5 Core zoning, allowing commercial, industrial, residential, and community-oriented uses. Steps from Richmond BART & Amtrak with direct Bay Area connectivity, the surrounding area continues to see reinvestment driven by transit-oriented development and growing demand for infill industrial product.

265 15th Street presents an attractive opportunity for an owner-user, investor, or creative operator seeking a strategically located Bay Area asset with long-term flexibility and upside potential.

#### Broker Contact

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## Property Overview

Address	265 15 <sup>th</sup> Street, Richmond, CA 94801
Building Size	2,700 ± SF
Stories	One + Two Mezzanine Areas
Mezzanines	#1 - Open Loft / Work Area, #2 - Two Rooms, Restroom, Kitchen
APN	540-140-006-3
Lot Size	0.06 Acres / 2,812 SF
Year Built	1917
Construction	Wood Frame, Stucco Siding, Composition Roof
Roll Up Doors	One (1) newly installed roll-up door with motor
Improvements	Water Heater - 2016, Restrooms - Two (2), Kitchen - One (1), Skylights - Four (4)
Parking	Street / Inside Building
Zoning	T5 Core - providing a variety of uses across commercial, industrial, residential, and community facilities - <a href="#">Zoning Code Link</a>

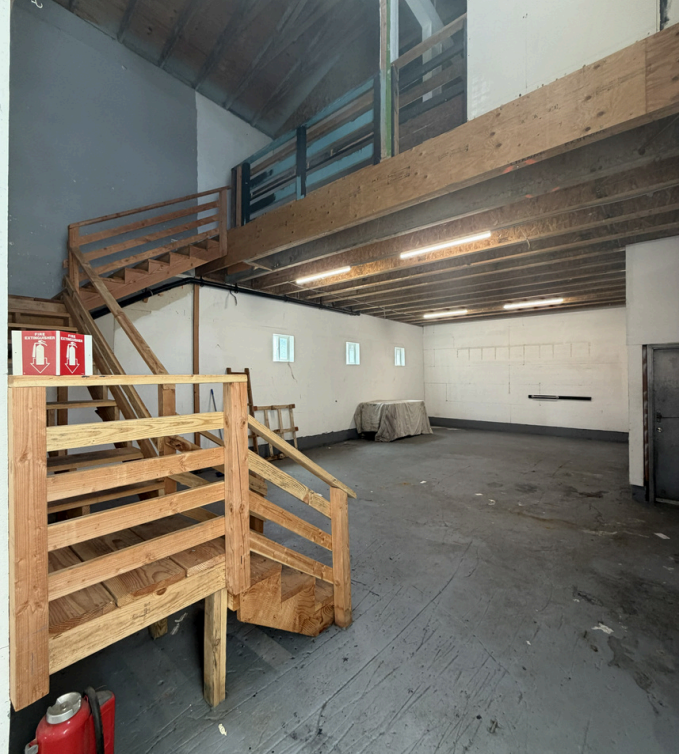
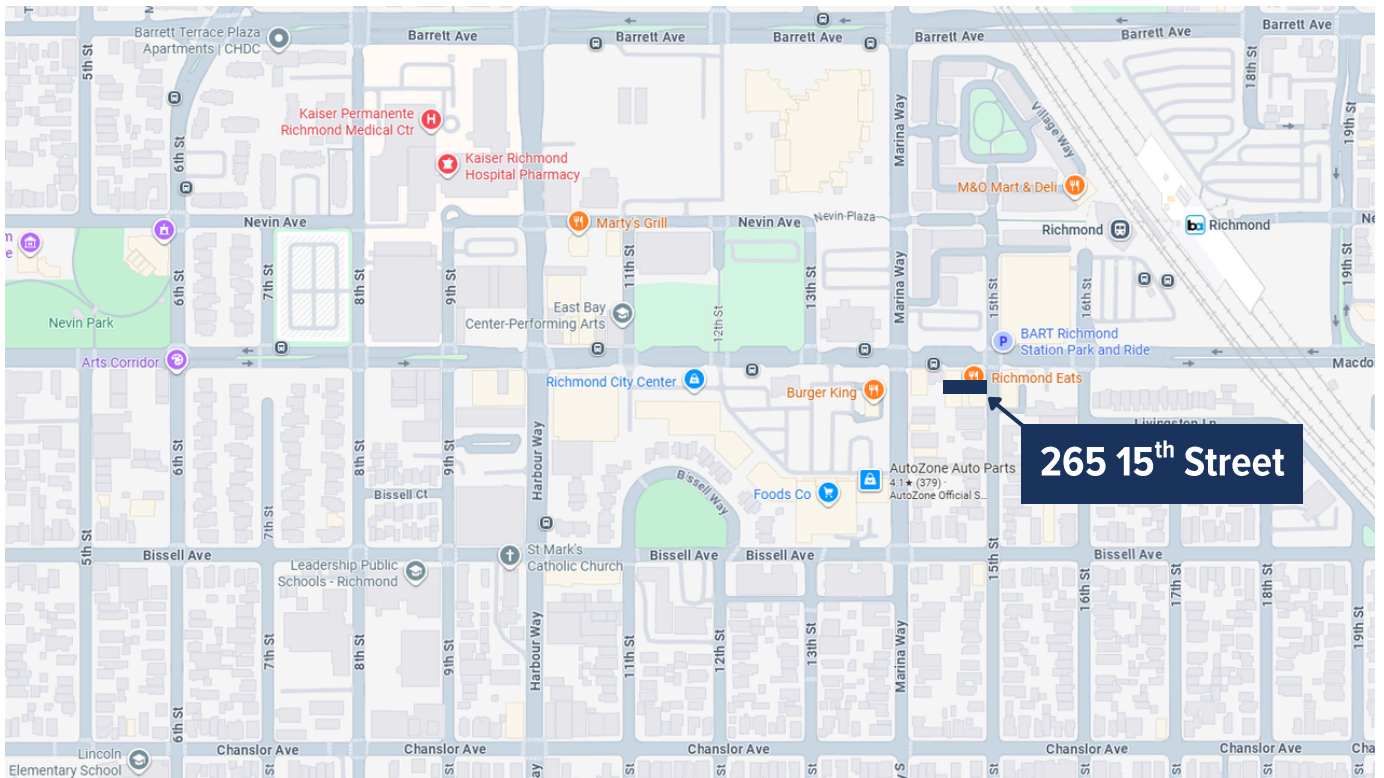
### Nearby

- BART Richmond ~ 500 ft
- Kaiser Permanente Richmond Medical Center ~0.6 miles
- I-80 On/Off Ramp ~ 1.7 miles
- Various Public Parking Options ~ 200 ft

### Potential Uses:

- Flex office/warehouse
- Creative studio
- Live/work conversion
- Artisan/light industrial
- Contractor space

# Property Map & Photos



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