

10441 EDES AVE

**SELLER
FINANCING
AVAILABLE**

**FOR SALE:
±1.48 ACRES CONSISTING OF TWO METAL BUILDINGS & A SINGLE FAMILY HOUSE
OAKLAND, CALIFORNIA**

JAY HAGGLUND

Executive Managing Director
+1 510 267 6011
jay.hagglund@cushwake.com
LIC #00888011

JEFF POWERS

Managing Director
+1 925 360 9961
jeff.powers@cushwake.com
LIC #02021074

JACKSON HAGGLUND

Senior Associate
+1 925 978 3142
jackson.hagglund@cushwake.com
LIC #02138597



PROPERTY HIGHLIGHTS

- » Total of ±1.48 Acres Consisting of Two (2) Metal Buildings of ±9,000 SF & ±6,300 SF & a ±2,112 SF Two-Story Home
- » 3 Separate Parcels - Can be Sold Together or Separately
- » Owner is Prepared to do a Lot Line Adjustment to Increase the Acreage of Parcels A & B, by Taking it from Parcel C

PARCEL A

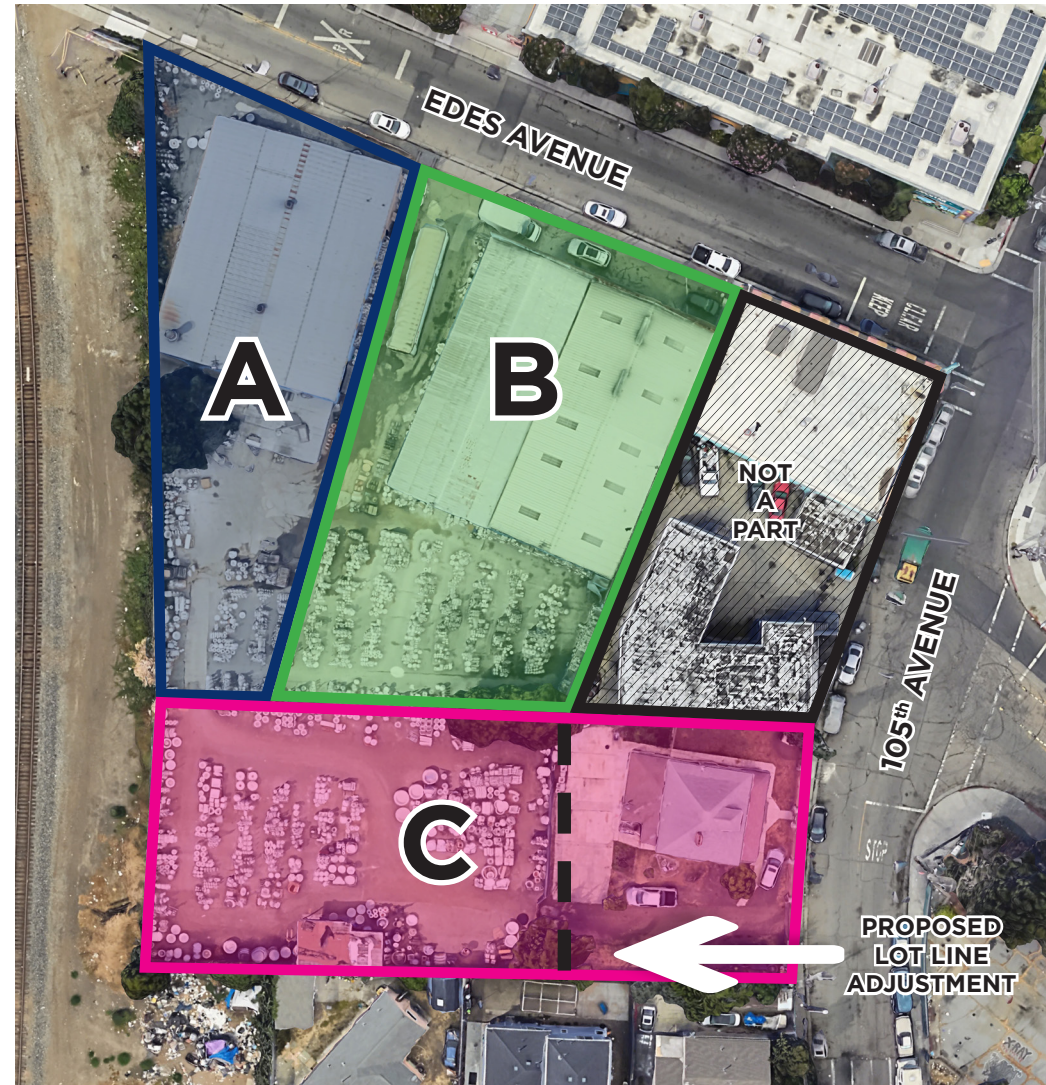
- » 10345 Edes Avenue
- » ±6,300 SF Metal Building
- » ±0.36 Acres (±15,681 SF)
- » Two (2) Grade Level Doors
- » ±14.5' Clear Height
- » Permitted Paint Booth
- » APN: 45-5371-1-1
- » Zoning: CIX-2/S-19

PARCEL B

- » 10441 Edes Avenue
- » ±9,000 SF Metal Building
- » ±0.55 Acres (±23,958 SF)
- » Three (3) Grade Level Doors
- » ±13'-20' Clear Height
- » APN: 45-5371-1-2
- » Zoning: CIX-2/S-19

PARCEL C

- » 581 105th Avenue
- » ±2,112 SF Home
- » ±0.57 Acres (±24,829 SF)
- » APN: 45-5371-4
- » Zoning: RD-1



TOTAL SALE PRICE: ~~\$4,500,000~~ (\$70.76 psf on the Land) **\$3,980,000 (\$62.58 psf on the Land)**
PARCEL A&B PRICE: ~~\$3,450,000~~ (\$225.50 psf on the Bldgs) **\$2,990,000 (\$195.42 psf on the Bldgs)**
PARCEL C PRICE: ~~\$1,050,000~~ (\$42.29 psf on the Land) **\$990,000 (\$39.87 psf on the Land)**



JAY HAGGLUND

Executive Managing Director
+1 510 267 6011
jay.hagglund@cushwake.com
LIC #00888011

JEFF POWERS

Managing Director
+1 925 360 9961
jeff.powers@cushwake.com
LIC #02021074

JACKSON HAGGLUND

Senior Associate
+1 925 978 3142
jackson.hagglund@cushwake.com
LIC #02138597

