



Prime Ground Floor Retail Space Plus A Duplex

A Mixed Use Commercial Building

3721 Grand Avenue , Oakland CA 94610

MLS:40904845 PRICE:\$2,375,000.00

Bedrooms: 2
Full Baths: 2
Half Baths: 1
Sqft: 3247

Subdivision: Grand Lake Piedmont
Year Built: 1928
Lot Size: 3978
Floors: 2

PROPERTY FEATURES:

- Hardwood floor
- Office/Den
- Dishwasher
- Microwave
- Dryer
- Yard
- Tile floor
- Dining room
- Refrigerator
- Basement
- Laundry area - garage
- Living room
- Breakfast nook
- Stove/Oven
- Washer
- Balcony, Deck, or Patio

OTHER FEATURES:

- Retail Space
- Heavy Foot Traffic
- Duplex
- Open Courtyard
- 2 Cottages

PROPERTY DESCRIPTION:

This can be an investment or owner/user opportunity. An Urban Storefront approx. 600 sq ft. currently a martial arts studio. Hidden behind the commercial facade lies an Urban Oasis - a Duplex. The upper unit boasts a rooftop deck, a private & spacious open courtyard, and 2 non-conforming cottages. Located in a vibrant Grand Lake Piedmont Community.

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