

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: Full Baths: Half Baths: Sqft:	2 2 1 3247		Subdivision: Year Built: Lot Size: Floors:	Grand Lake Piedmont 1928 3978 2
PROPERTY FE Hardwood fl Office/Den Dishwasher Microwave Dryer Yard	loor	 Tile floor Dining room Refrigerator Basement Laundry area 	a - garage	 Living room Breakfast nook Stove/Oven Washer Balcony, Deck, or Patio
OTHER FEATU Retail Space Heavy Foot	Ş	DuplexOpen Courty	ard	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 boosts 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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