



## Exceptional Investment

rent 3 live in 1

2509 109th Ave. , Oakland CA 94603

MLS:24-398235 PRICE:\$950,000.00

Bedrooms: 8  
Full Baths: 4  
Lot Size: 5050  
Sqft: 3432

Subdivision: Hollywood  
Year Built: 1960  
Parking: 4 Cars  
Floors: 2

### PROPERTY FEATURES:

- Laundry area - inside

### OTHER FEATURES:

<ul style="list-style-type: none"><li>R.E.O.</li><li>excellent rents</li></ul>	<ul style="list-style-type: none"><li>3-units rented</li><li>Coin Laundry</li></ul>	<ul style="list-style-type: none"><li>1-unit vacant for owner user</li><li>\$276/sf</li></ul>
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### PROPERTY DESCRIPTION:

REO - This Fourplex is ready for you investors with a vacant unit that you can fix and take out to market. Or, for a wise buyer looking for a home to live while getting the mortgage covered by your (3) tenants. Either way, this property is priced to move. Drive by and then make your offer. All showings are subject to accepted offers and proof of funds. Current rents are still being confirmed

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