



FOR SALE

LARGE BERKELEY DEVELOPMENT SITE

\$800,000 PRICE REDUCTION

PROPERTY HIGHLIGHTS

- Gateway to the city!
- Zoned C-U with a portion in R-4
- Node and density bonus available
- Large nearly-level lot
- High daily traffic count
- Central to UC Berkeley and Interstate 80
- Close to all transportation
- Walk Score 97
- Bikers Paradise 100

LOCATION

1111 University Ave.
Berkeley, CA

OFFERED AT

\$2,900,000

SIZE

±4,000 bldg.
±21,122 sq. ft lot



**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

Steve Smith

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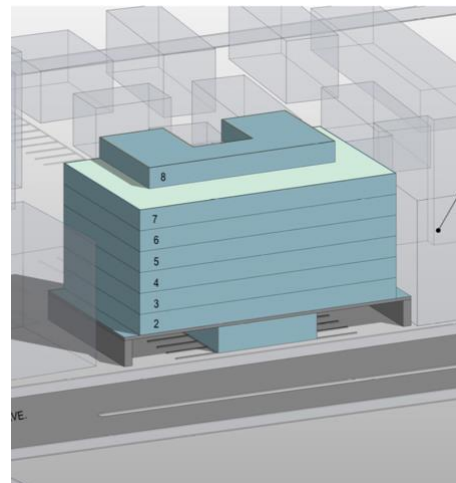
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