



1019 SOLANO AVE

ALBANY, CA 94706

COMMERCIAL BUILDING FOR SALE IN ALBANY CA

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KW COMMERCIAL - OAKLAND
DRE# 02029039



PROPERTY OVERVIEW

Artizan Commercial Advisors presents 1019 Solano Ave, a commercial property located in the bustling Solano Ave Commercial district of Albany, CA. This +/-2,157 building sits on a +/-2,500 SF lot and offers an excellent opportunity for an investor or owner-user.

The property has 3 units each with its own bathroom. In which currently the second floor unit will be delivered vacant. The building is well suited for a variety of commercial uses.

PROPERTY SUMMARY

Price:	Building Sqft:	Lot Sqft:
\$849,000	± 2,157 SF	± 2,500 SF

\$PSF:	APN#:	Year Built:
\$393.60	66-2790-16	1988

Zoning:
SC (Solano Commercial District)

PROPERTY HIGHLIGHTS

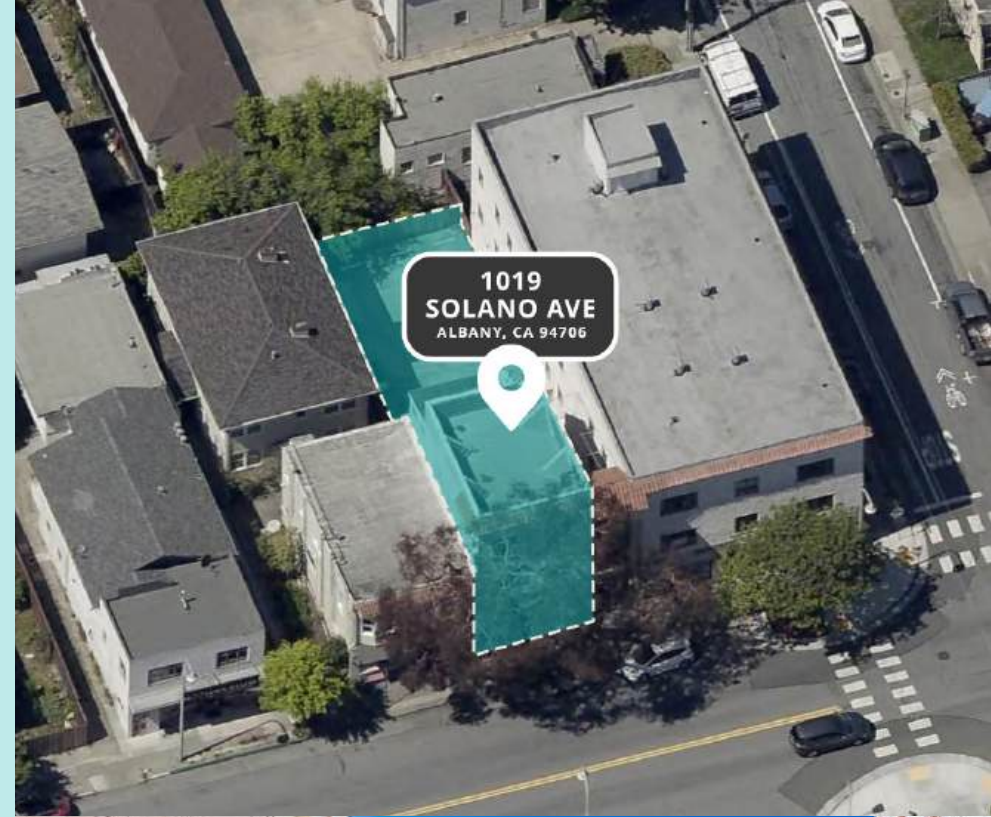
 Ideal for an Owner-User

 SBA Financing

 3 Units - Immediate Cash Flow

 Prime Location on Solano Ave

 2 dedicated parking spaces



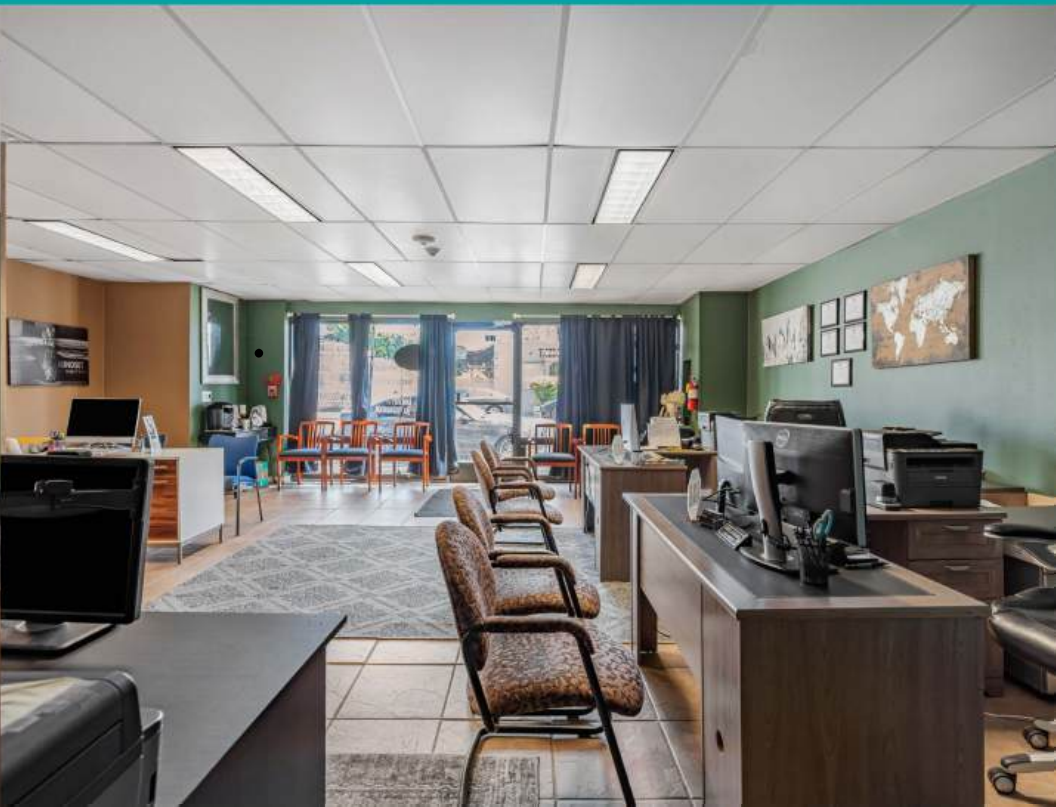
RENT ROLL

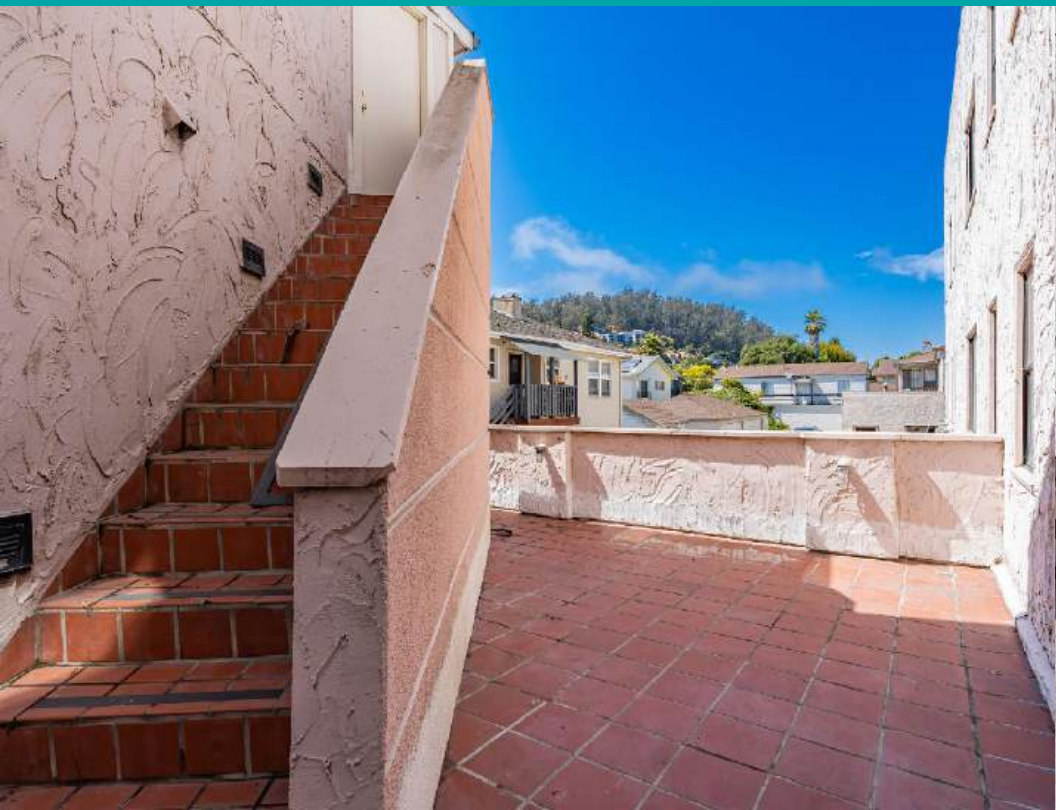
Floor	Tenant	Monthly	Annual
1	Vacant	\$1,500	\$18,000
2	Office	*\$1,700	*\$20,400
3	Design	\$1,500	\$18,000
	Parking	\$90	\$1,080

*Proforma Rent

An aerial photograph of a city street intersection. A white location pin is placed on a building with a green roof. A black rounded rectangle with white text is positioned above the pin. The surrounding area includes various residential and commercial buildings, trees, and parked cars.

1019
SOLANO AVE
ALBANY, CA 94706







ALBANY, CA

Albany, California, located in the San Francisco Bay Area, offers a dynamic and appealing real estate market. Known for its small-town charm and community-oriented atmosphere, Albany attracts families, professionals, and retirees. The city's diverse housing options range from charming bungalows and historic Craftsman-style homes to modern apartments and condos.

Solano Avenue, Albany's main thoroughfare, is a vibrant hub filled with eclectic shops, diverse dining options, and entertainment venues. The city is part of the highly acclaimed Albany Unified School District, making it a sought-after location for families seeking excellent education for their children. Albany's commitment to green living is evident in its well-maintained parks, such as Memorial Park and Ocean View Park, and its scenic waterfront areas like the Albany Bulb.

With convenient access to major transportation routes and public transit, including BART, Albany provides easy connectivity to San Francisco and surrounding areas. This blend of suburban tranquility, top-rated schools, and vibrant community life makes Albany an attractive destination for homebuyers looking for a balanced urban-suburban lifestyle in the Bay Area.

WALKSCORE

91

Bike Score



84

Walk Score

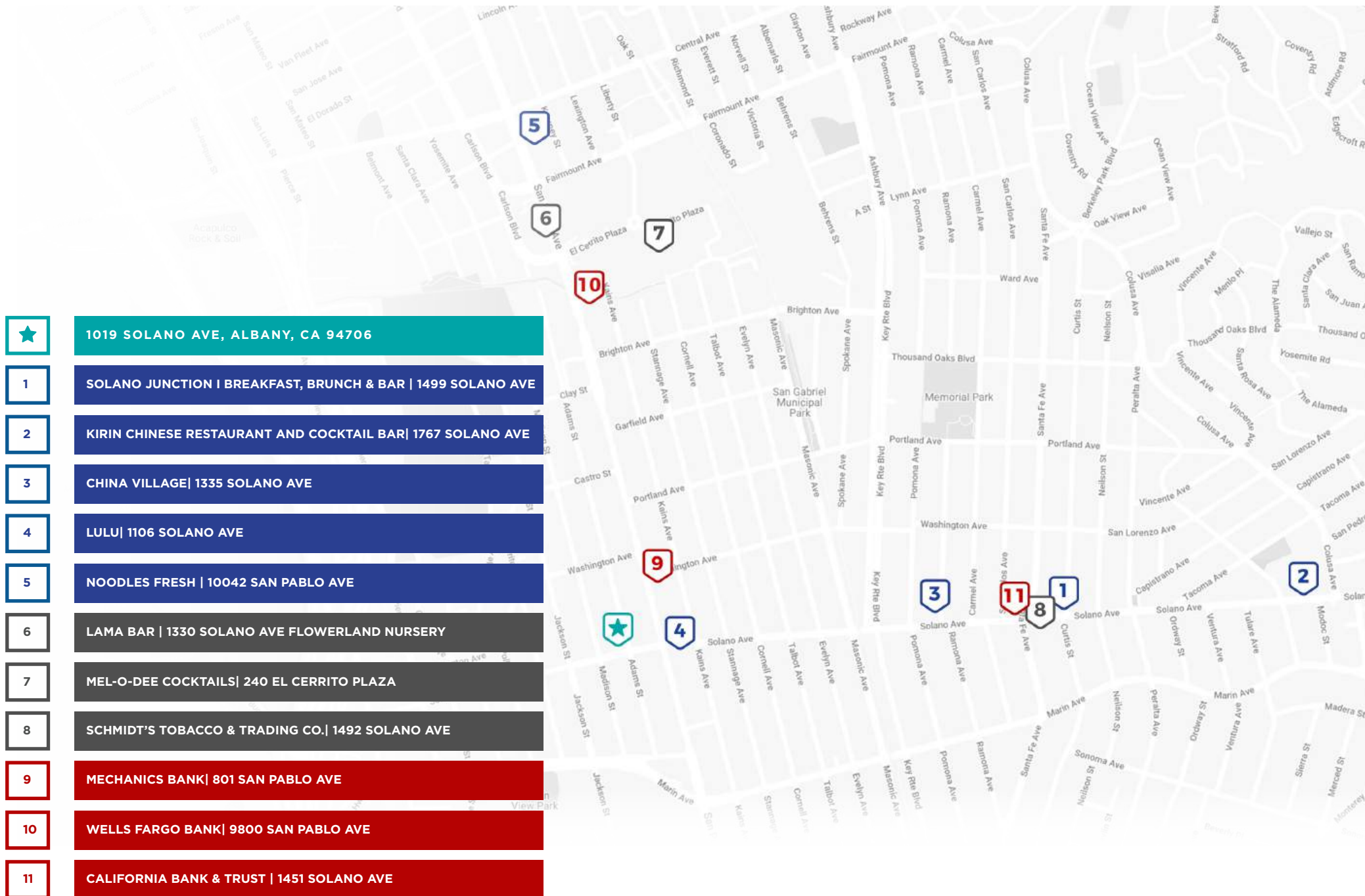


55

Transit Score



LOCAL AMENITIES



1019 SOLANO AVE, ALBANY, CA 94706

1

SOLANO JUNCTION | BREAKFAST, BRUNCH & BAR | 1499 SOLANO AVE

2

KIRIN CHINESE RESTAURANT AND COCKTAIL BAR | 1767 SOLANO AVE

3

CHINA VILLAGE | 1335 SOLANO AVE

4

LULU | 1106 SOLANO AVE

5

NOODLES FRESH | 10042 SAN PABLO AVE

6

LAMA BAR | 1330 SOLANO AVE FLOWERLAND NURSERY

7

MEL-O-DEE COCKTAILS | 240 EL CERRITO PLAZA

8

SCHMIDT'S TOBACCO & TRADING CO. | 1492 SOLANO AVE

9

MECHANICS BANK | 801 SAN PABLO AVE

10

WELLS FARGO BANK | 9800 SAN PABLO AVE

11

CALIFORNIA BANK & TRUST | 1451 SOLANO AVE

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