



# ±3694-SF 2ND-GENERATION COMMERCIAL KITCHEN + SLEEK TURNKEY CAFÉ



Newly refreshed, light-filled café space with built-in service counter ready for move-in. Large second-generation commercial kitchen/bakery space.

## 1398 University Avenue Berkeley California

*Exclusive Broker:*

**Colby Katz**

510 450 1420

[ckatz@mrecommercial.com](mailto:ckatz@mrecommercial.com)

LIC# 01949015

**CONTACT BROKER  
FOR PRICING**

### Property Highlights:

- Kitchen improvements include large oversized hood, walk-in refrigerator, dishwashing station, sinks, baking equipment, additional hood, etc.
- Café space located on high-profile corner with window lined frontage on two streets
- 2 bathrooms accessible from café and kitchen
- Very convenient access to trash enclosure
- Convenient separate entry into commercial kitchen space
- Private office and/or meeting space
- Located next door to Target Center In the center of City of Berkeley
- Landlord is seeking established food businesses only. Potential tenants will be requested to share financials

**MRE Commercial Real Estate**  
6001 Shellmound St., Suite 825  
Emeryville, California 94608  
[www.mrecommercial.com](http://www.mrecommercial.com)



1398 UNIVERSITY AVE — FRONTAGE AND PUBLIC INTERIOR



[MORE PHOTOS ONLINE](#)



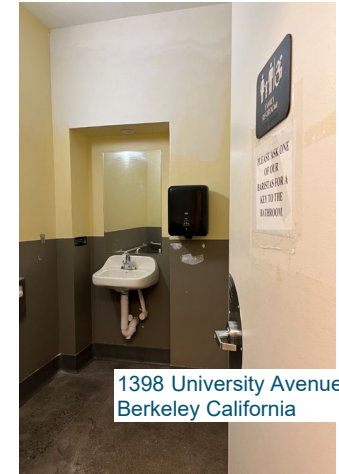
1398 University Avenue  
Berkeley California



1398 UNIVERSITY AVE — KITCHEN AND BACK OF HOUSE



[MORE PHOTOS ONLINE](#)



1398 University Avenue  
Berkeley California

