

3114 East 27th Street, Oakland

LISTED BY

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BRE:01992820



Building Size: +/- 3,950sqft

Lot Size: +/- 6,250sqft

APN: 27-848-13

Zoning: RM4/C

Building Makeup: 3 Commercial

Frontage: 50 ft

Lot Orientation: Corner

Private Parking: Yes

Property Summary

Inquiries welcome.

Stand to positively cashflow from this well-maintained 3-unit commercial investment property. While positioned for great appreciation potential, 3114 East 27th is the perfect opportunity for an investor looking to cashflow right away.

From the 3 fully-leased spaces, to the great customer parking, 3114 East 27th is well maintained and primed to allow an investor to earn their returns without the hassle of large up-front construction.

Offered for the sale for the first time in nearly 20 years.

Anticipated Revenue and Expenses

Annual Revenue	
Unit 1- Laundry	46,968.00
Unit 2- Salon	7,200.00
Unit 3- Tailor	7,200.00
Total Revenue	\$61,368.00
Annual Expenses (actual and estimated)	
Maintenance & Repairs	2,331.98
Electricity	0.00
Gas	0.00
Property Tax*	14,897.54
Oakland franchise tax	813.28
Insurance	1,460.50
Total Expenses	\$19,503.30
Year 1 Positive Cash Flow	\$41,864.70
*Property tax – offering price * 1.3058% tax rate + 1457.08 special assessments	