



FOR SALE

Price Includes Business

Office Bldg / Industrial Flex Retail | 17,756sf
42068 - 42088 Osgood Road, Fremont, CA 94538

BJ Delhamer
Vice President
(760) 593-7653
DRE# 01720232

Property Highlights

Office Bldg / Indust. Flex Retail
17,756 sq. ft. | Fremont, CA

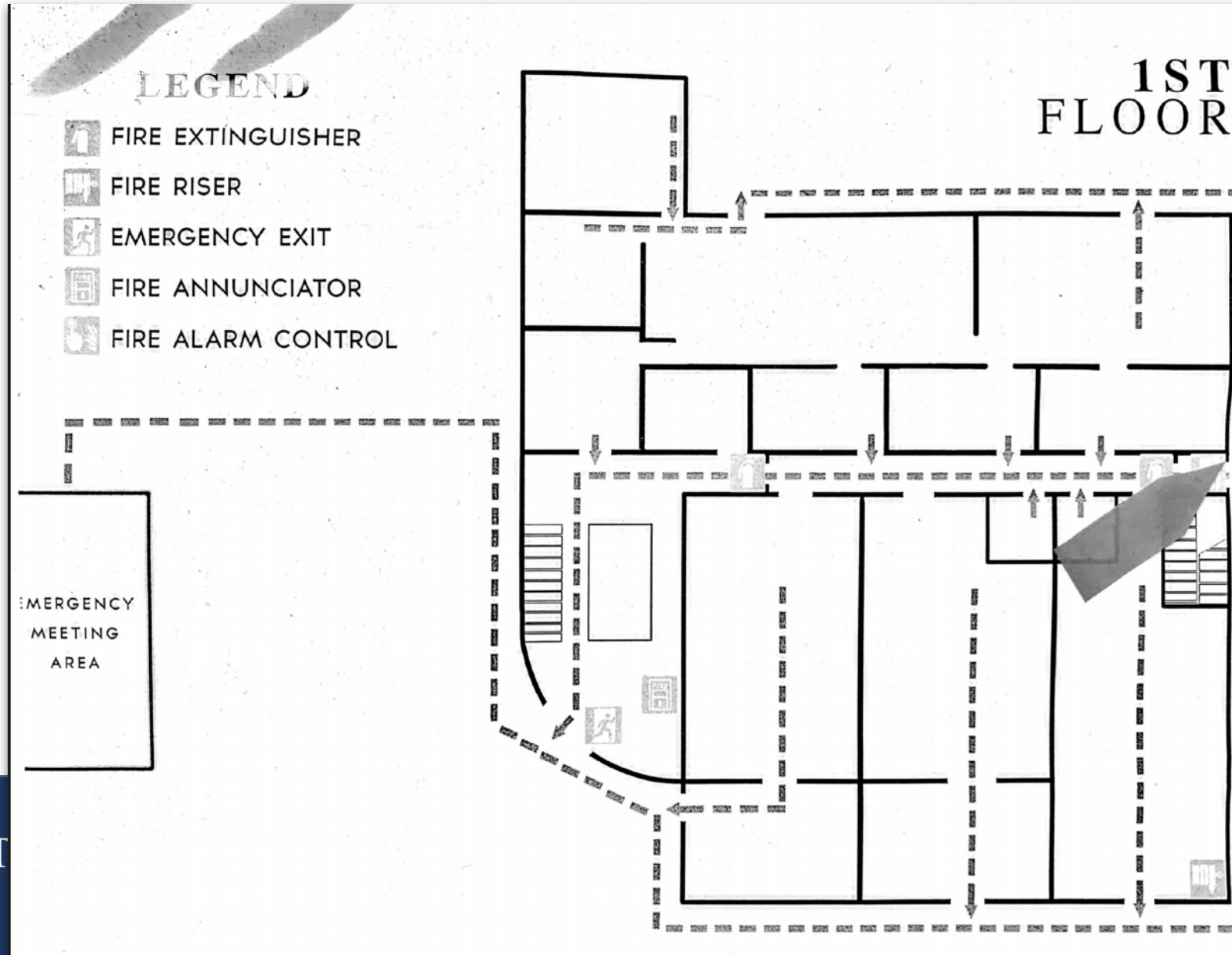
PROPERTY HIGHLIGHTS

- Plenty Of On-Site Parking : 53 Private Spaces
- **Total Building: 17,756sf**
 - Two Story Office: First Floor 5,999sf & Second Floor 5,730sf (Total: 11,729sf)
 - Industrial Flex Retail: First Floor 6,026sf
- Great Location Convenient to 680 and 880 Freeway
- Extremely flexible property in the use
- HIGH TRAFFIC VOLUME on Osgood Road
- Two (2) curb cuts on Osgood Road; 4-lane major thoroughfare
- Freestanding Buildings | Business & Real Estate included in pricing.
- Profitable business (before COVID-19 shutdown) with UPSIDE to increase revenue/tuition.



Office Floor Plan

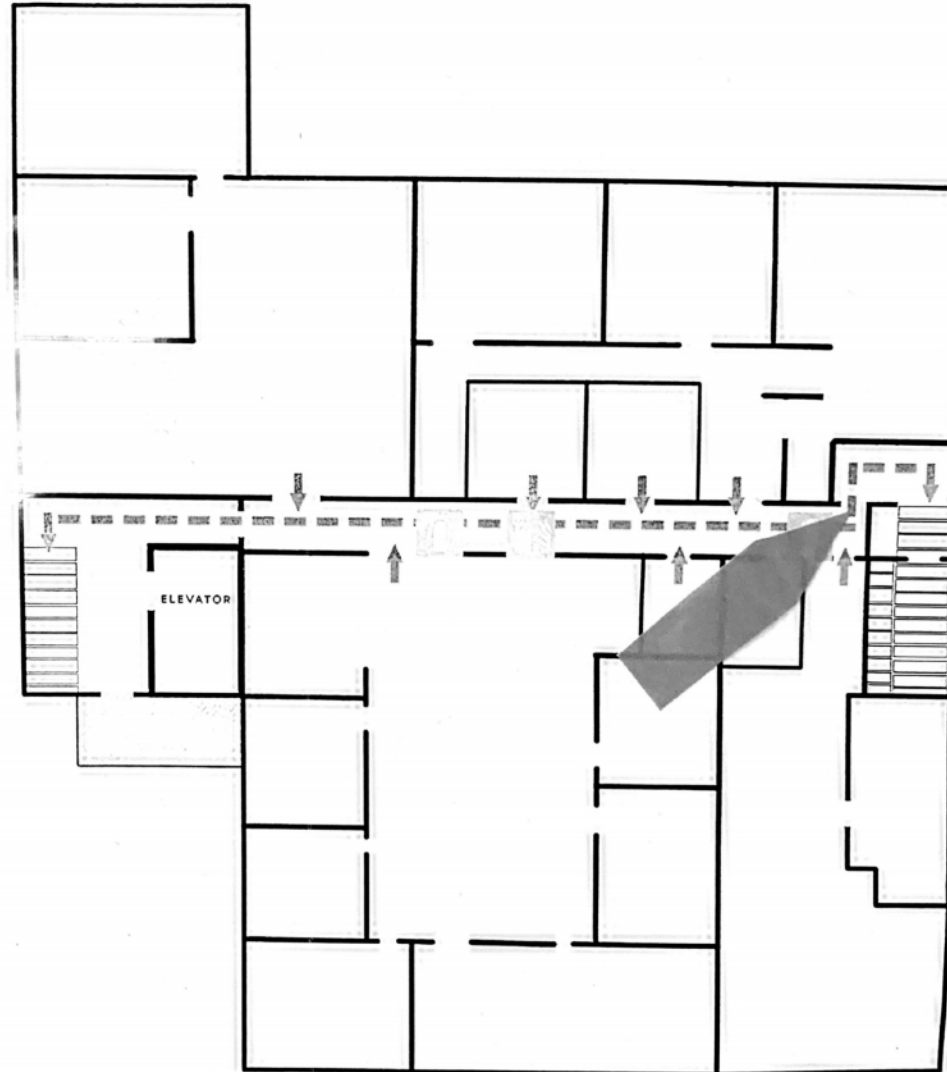
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Office Floor Plan

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2ND FLOOR



LEGEND

-  FIRE EXTINGUISHER
-  FIRE RISER
-  EMERGENCY EXIT
-  FIRE ANNUNCIATOR
-  FIRE ALARM CONTROL



ONLINE SERVICES

[Assessor's Office](#) | [Treasurer-Tax Collector](#) | [New Query](#)

PROPERTY ASSESSMENT INFORMATION ASSESSOR'S OFFICE

2020 - 2021 Assessment Information

■ Parcel Number:	525-336-2-8
■ Assessor's Map: (Map image is not to scale)	Map Disclaimer
■ Use Code:	9400
■ Description	One to five story office building
■ Land	\$1,140,940.00
■ Improvements	\$3,731,997.00
■ Fixtures	0
■ Household Personal Property	0
■ Business Personal Property	0
■ Total Taxable Value	\$4,872,937.00
Exemptions	
■ Homeowner	0
■ Other	0
■ Total Net Taxable Value	\$4,872,937.00

[Additional Assessment Information](#) | [Property Tax Information](#)

Adobe Acrobat Reader is required to view the maps. Click [here](#) to download.

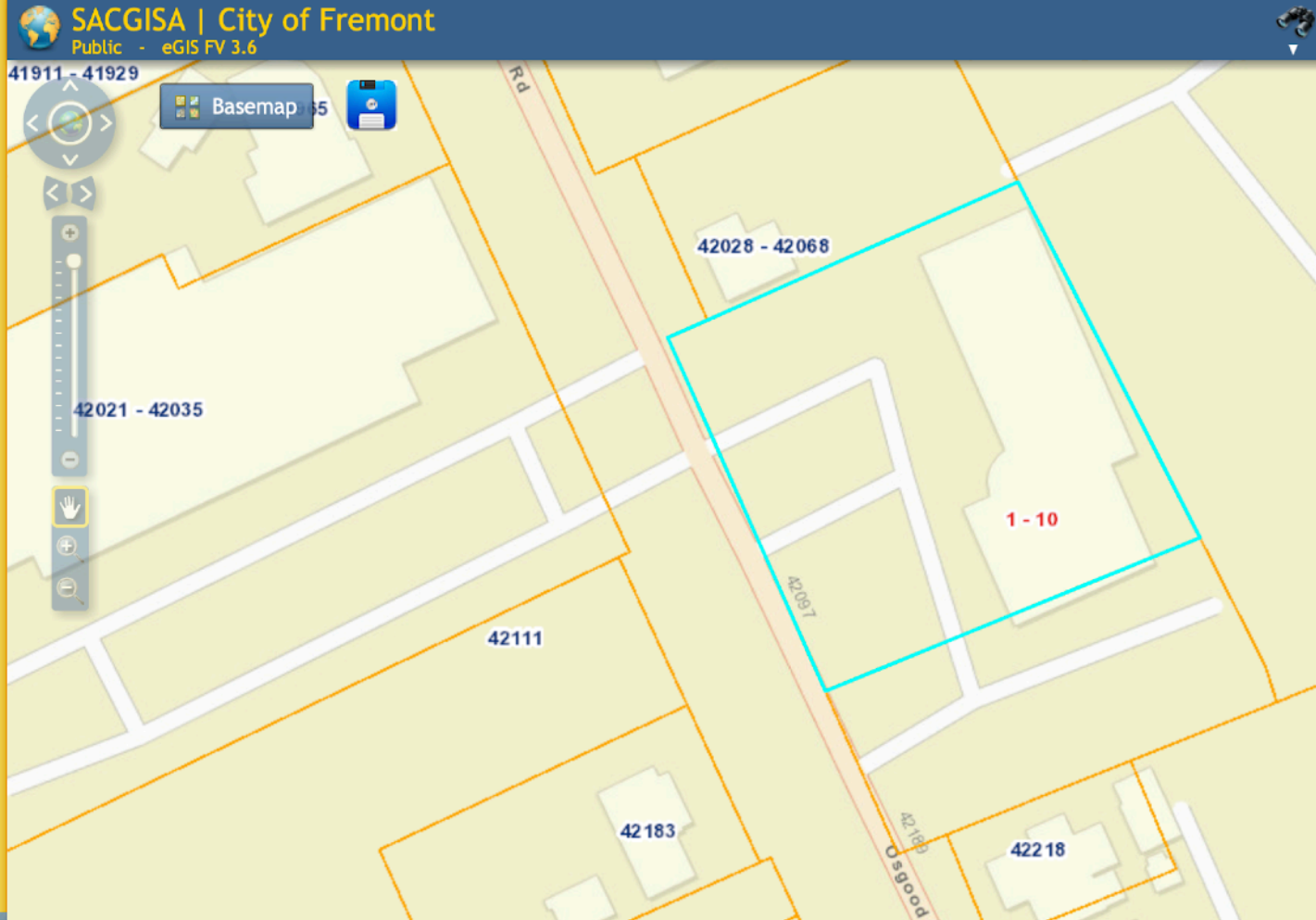
Report Viewer



Fremont Property Report

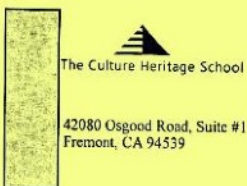
APN	525 033600208
Council District	6
Assessment Info	Alameda County Data
Zoning	R-3-70 TOD Ordinance applies
PUD	None
Landuse	Residential - Urban, 30 - 70+ DU/AC Additional (TOD) Development Standards or policies may apply
FEMA Community No. 065028	Letter of Map Change(s) None Elevation Certificate(s) None

[Clear Report](#)



Details from Child Care Business

Office Bldg / Indust. Flex Retail
17,756 sq. ft. | Fremont, CA



The Culture Heritage School

Best Friends Learning Center

42080 Osgood Road, Suite #1
Fremont, CA 94539

TEL:(510)683-9088

E-mail:
bfc42080@gmail.com

Class Schedule

Time	Grade	Monday	Tuesday	Wednesday	Thursday	Friday
1:00-2:00	K	English/Math	English/Math	English/Math	English/Math	English/Math
2:00-3:00	K	Chinese	Chinese	Chinese	Chinese	Chinese
3:00-4:15	K - 8	School H/W	School H/W	School H/W	School H/W	School H/W
4:15 - 6:15	K - 8	Extra Work	Extra Work	Extra Work	Extra Work	Extra Work
		English/Math	English/Math	English/Math	English/Math	English/Math
		Chinese	Chinese	Chinese	Chinese	Chinese
		Spelling	Spanish	Art & Performance	Drawing	Hand Craft

New Student Registration Fee: \$50

Monthly Tutoring Fee:

G1-G8	5 Days	4 Days	3 Days	2 Days
3:00 - 6:00	US\$420	US\$390	US\$360	US\$320

Material Fee: \$100 per year

The Second Child of the Family will get a 10% discount (G1-G8)

one K and one G1-G6 10% discount will not apply



Best Friends Kindergarten

Culture Heritage School



CLASS SCHEDULE

	Monday	Tuesday	Wednesday	Thursday	Friday
1200-0100	Lunch	Lunch	Lunch	Lunch	Lunch
100-200	S/W	S/W	S/W	S/W	S/W
200-230	Chinese	Chinese	Chinese	Chinese	Chinese
230-300	Recess	Recess	Recess	Recess	Recess
300-400	Extra Work	Extra Work	Writing	Extra Work	Extra Work
400-500	Extra Work	Phonics	Writing	Phonics	Math
500-600	Spelling	Spanish	Music	Drawing	Craft

- Registration Fee \$50 (one time charge)
 - Material Fee \$100 per year
 - If kids no Chinese, then English
 - Extra Work: Math, English, Writing,
 - Storying Reading
 - Culture Heritage Work: Chinese, Spanish, Arts, Drawing, Hand Craft
- 42080 Osgood Road, Fremont, CA 94539



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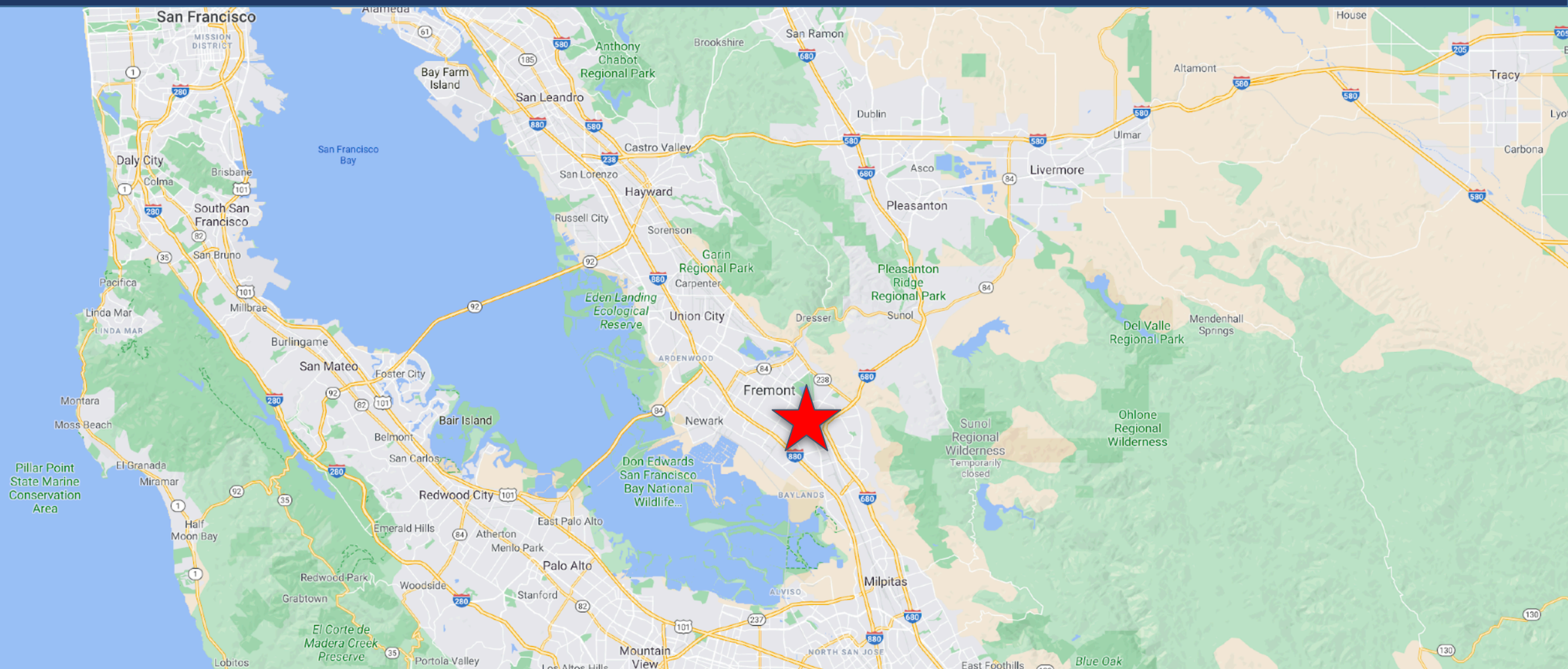
Comfortable, spacious study area 10,000sq ft, plus 2,000sq ft outside playground, convenient location, close to schools provides pick-up service directly from school. Assists each student individually according to different levels, provides various educational materials to build up confidence, help with the completion of homework, and enhances Chinese ability. Up-to-date prep materials GATE classes.

Classes include Math Squared (M2) designed for logical thinking and brainstorming; Writing class taught by professional English teachers targets to enhance reading comprehension, vocabulary, grammar & writing skills.



Location Map

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INSITE COMMERCIAL
REAL ESTATE ADVISORS

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