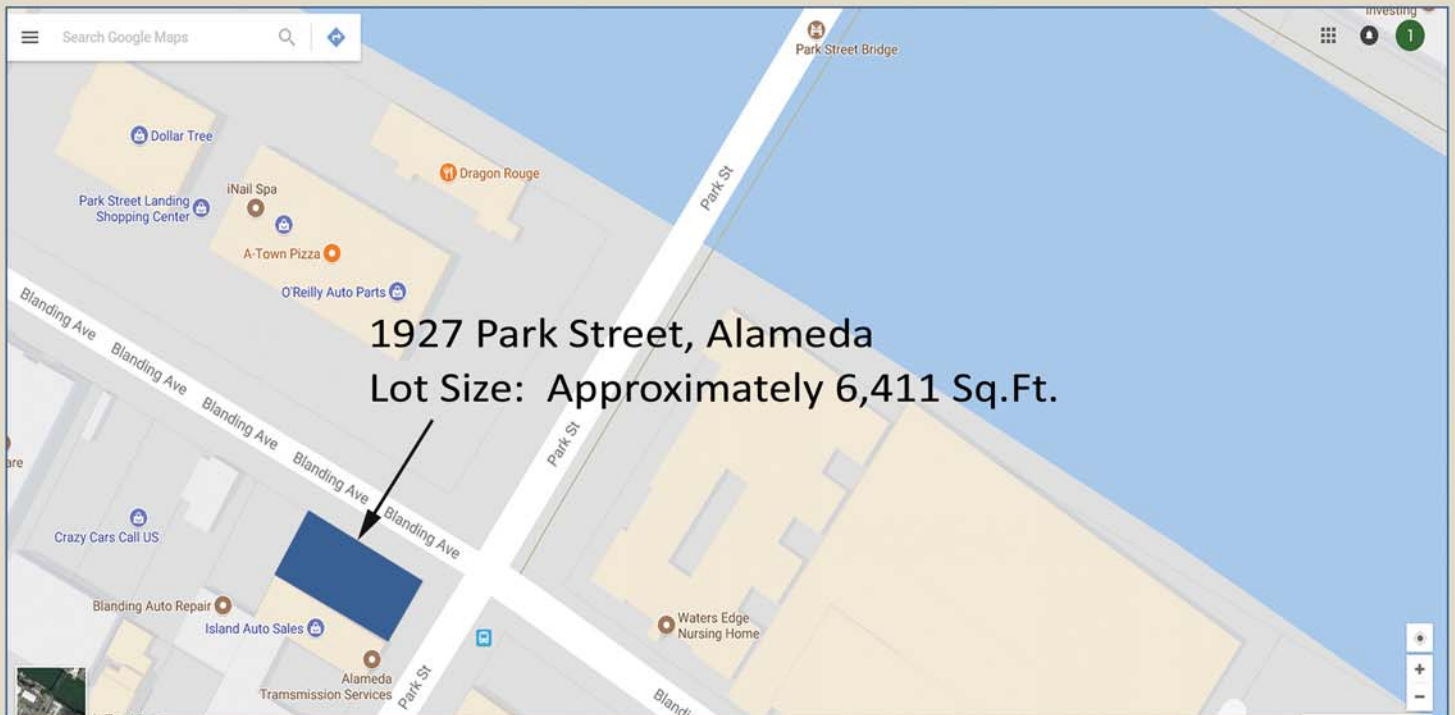


UNIQUE "GATEWAY" SITE NEAR ALAMEDA'S PARK STREET BRIDGE

Offering Price: \$675,000

1927 Park Street, Alameda, CA 94501



Broker-of-Record: Ramesh
Ramesh@Panavista.com
BRE #01225193
(510) 523-0707



(510) 523-0707
PANAVISTA REALTY
2503 Lincoln Avenue, Alameda

Salient Features on the reverse side
www.panavista.com/1927ParkStreet

Salient Features:

- Approximately 6,411 sq. ft. corner lot located at the “Gateway” entrance to Alameda on Park Street.
- Property is designated as Community Commercial in Alameda’s General Plan.
- Property is located in the North Park Street Gateway Zoning District (NP-G).
- Property Use is governed by Section 30-4.25 of the Alameda, CA Municipal Code.
- Current utilities include Electric, Water and Sewer.
- Existing 1-car curb-cut on Park Street, and a 2-car curb-cut on Blanding Avenue.

Pursuant to Section 30-4.25 of the Alameda, CA Municipal Code....

- Some Allowed Land Uses permitted “by right” include Retail, Art Gallery, Museum, Restaurant, Cafe, Conference Center, Hotel, Banks/Financial, etc.
- Some Land Uses such as a Convenience Store, Bars/Tavern, Health Clinic, Veterinary Clinic, Auto Sales, etc., would require a Conditional Permit.
- Uses not permitted include Day Care, School, Boat Sales, Religious Assembly, etc.