

# CONTEMPORARY FIVE-PLEX ON CLINTON AVE IN ALAMEDA

Asking Price: \$1,700,000

2233 Clinton Avenue, Alameda, CA 94501



This large, approximately 3,600 square foot, well-maintained contemporary five-plex, circa 1963, is located on a 7,500 square foot lot with a 48' street frontage on Clinton Avenue. 2233 Clinton Avenue features 1 (one) spacious 2-story, townhouse-style 2-bedroom, 2-1/2 bathroom unit in the front with a large balcony on the upper level and 4 (four) identical 1-bedroom, 1-bathroom units with an open-concept living room and dining room. All units have a greenhouse window over the kitchen sink. At the present time, a 1-bedroom unit is vacant and potentially could be occupied by the Buyer or perhaps rented out for additional income.

Residents at 2233 Clinton Avenue pay for their own gas and electric service. Owner pays for water, hot water, sewer, and garbage. In aggregate, 2233 Clinton Avenue is served by 6 electric meters, 5 gas meters, 1 water meter and 1 water heater. In the rear, at the end of a long driveway, there are 5 carports, 5 storage lockers, and a coin-operated washer and dryer in the common area laundry room for the residents. A large utility room, also in the rear, houses the 100-gallon water heater that serves the tenants and provides abundant space to house a variety of maintenance equipment.

A quick stroll away is the ever-popular Park Street, which is known for its unique shops, award winning restaurants, and the Alameda Theatre. 2233 Clinton Avenue also offers proximity to local and Transbay AC Transit bus line, Alameda Hospital, schools, and shopping at the South Shore Center. Located in a vibrant neighborhood, 2233 Clinton Avenue, can be an extraordinary investment for both an owner-occupied Buyer and/or an Investor!

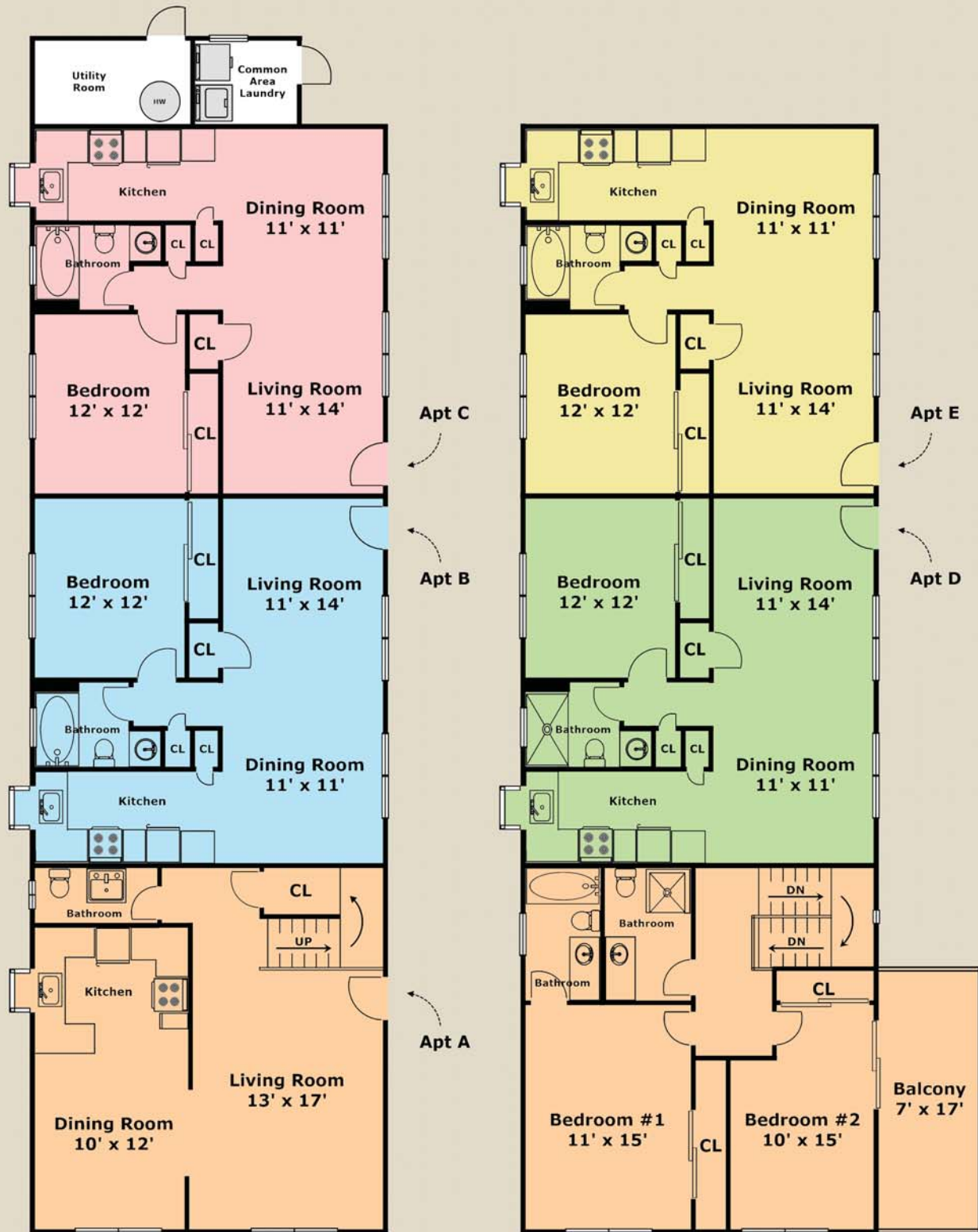
**Floor Plan on the reverse side**  
**[www.Panavista.com/2233Clinton](http://www.Panavista.com/2233Clinton)**

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# FLOOR PLAN FOR 2233 CLINTON AVENUE, ALAMEDA



**Lower Level**

**Upper Level**

Layout and all measurements are approximate,  
and not guaranteed to be either exact or to scale.