

3-UNIT VICTORIAN IN ALAMEDA'S WEST END

Asking Price: \$1,350,000 1220 9th Street & 908 Centennial Ave, Alameda, CA



This well-maintained, approximately 2,008 square foot, 3-Unit Victorian property, circa 1895, on an approximately 4,200 square foot lot and located at the corner of 9th Street and Centennial Avenue in Alameda, consists of a duplex on 9th Street and a cottage on Centennial Avenue. The duplex consists of a 2-bedroom, 1-bath unit with tall ceilings on the upper level, hardwood floors with inlays around the perimeter in the living room and bedrooms, an updated kitchen and bathroom with tiled floors, and its own private laundry. The lower 2-bedroom, 1-bath unit at street level also has hardwood floors with inlays around the perimeter in the living room and bedrooms, and an updated kitchen and bathroom with tiled floors. The private laundry for the lower unit has its access off on the side from an exterior entrance.

The cottage at 908 Centennial Ave is a 1-bedroom, 1-bathroom unit with tall ceilings on the main upper level, hardwood floors with inlays around the perimeter in the living room and bedroom, and an updated kitchen and bathroom with tiled floors. On the lower level, there is a 1-car garage on the left and private laundry facilities and a water heater on the right.

Residents at the duplex pay for their own electric service, while the Owner pays for their gas, water, sewer, and garbage. The cottage resident at 908 Centennial Avenue, on the other hand, pays for all of its own utilities. A large utility room, in the rear of the duplex, houses the water heater that serves the duplex tenants and provides abundant space, if needed, for any maintenance equipment.

A quick stroll away is the ever-popular Webster Street, which is known for its unique shops, restaurants, and proximity to Alameda Landing. 1220 9th Street and 908 Centennial Ave also offer easy access to local and Transbay AC Transit busline, schools, and shopping at the Marina Village Shopping Center.

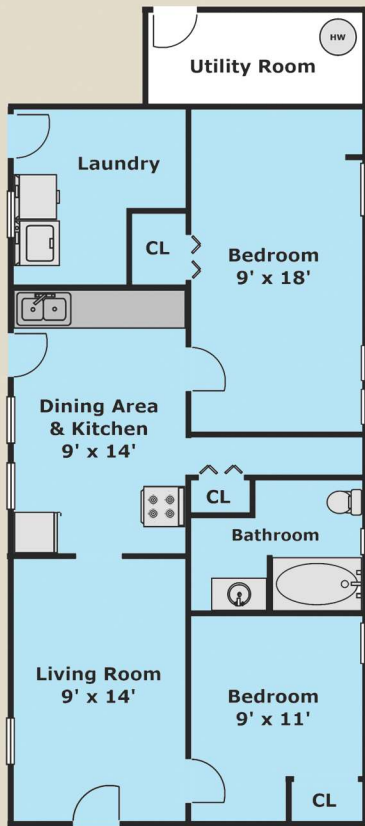
Floor Plan on the reverse side
www.Panavista.com/9thStreet

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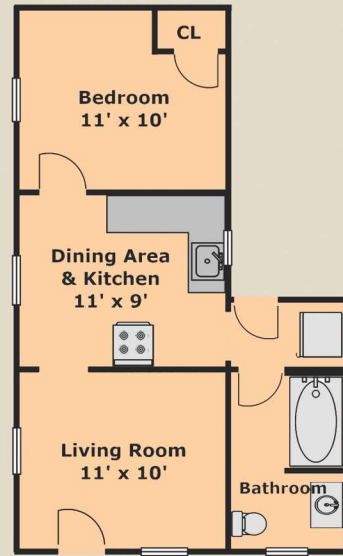
FLOOR PLANS FOR 1220 9TH STREET & 908 CENTENNIAL AVENUE, ALAMEDA



**Unit 1220A
(Lower Level)**



**Unit 1220
(Upper Level)**



**Unit 908
(Upper Level)**

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