

CONTEMPORARY FOURPLEX IN ALAMEDA'S GOLD COAST

Asking Price: ~~\$2,249,000~~

1504 Alameda Avenue, Alameda, CA 94501

\$2,150,000



One of the largest 4-plexes in Alameda is available for the first time in 30 years. This approximately 4,712 square foot, well-maintained contemporary 4-plex, circa 1967, is located in Alameda's Gold Coast. 1504 Alameda Avenue has performed well financially and has generated a healthy return for the current owners over the years. It is a great investment opportunity for both an investor and an owner-occupied buyer. Two of the units have been recently renovated.

The vacant owner's townhouse-style unit features 3 bedrooms and 2 bathrooms. Two other townhouse-style units (both currently occupied) have 2 bedrooms and 1-1/2 bathrooms each. Each of these three units has a fireplace and a private rear patio. The fourth unit is a 2-bedroom and 1-bathroom single-level, upper unit that has a private upper deck. Each unit has a carport stall in the rear of the building.

Residents pay their own electricity while the owner pays for gas, water, and garbage. The utility room in the center of the building houses a 100-gallon water heater and a coin-operated washer and dryer.

Located mid-town in the Gold Coast district, 1504 Alameda Avenue is equidistant to South Shore Shopping Center and Park Street and Webster Street shopping districts where unique shops and award-winning restaurants and the Alameda Theatre beckon. Bus lines are but a block away. Also, highly rated schools, Alameda beach, Crab Cove, and Alameda Hospital are just a short distance away. Located in a vibrant neighborhood, it can be a wonderful home for years to come and an extraordinary investment for an owner-occupied buyer and/or an investor.

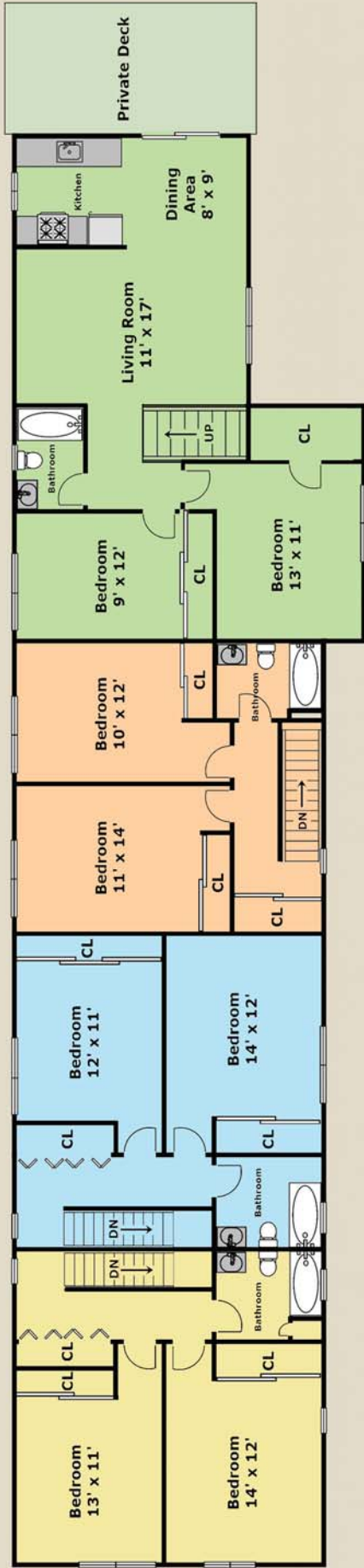
Floor Plan on the reverse side
www.Panavista.com/1504Alameda

Broker-of-Record: Ramesh
Ramesh@Panavista.com
DRE 00870283

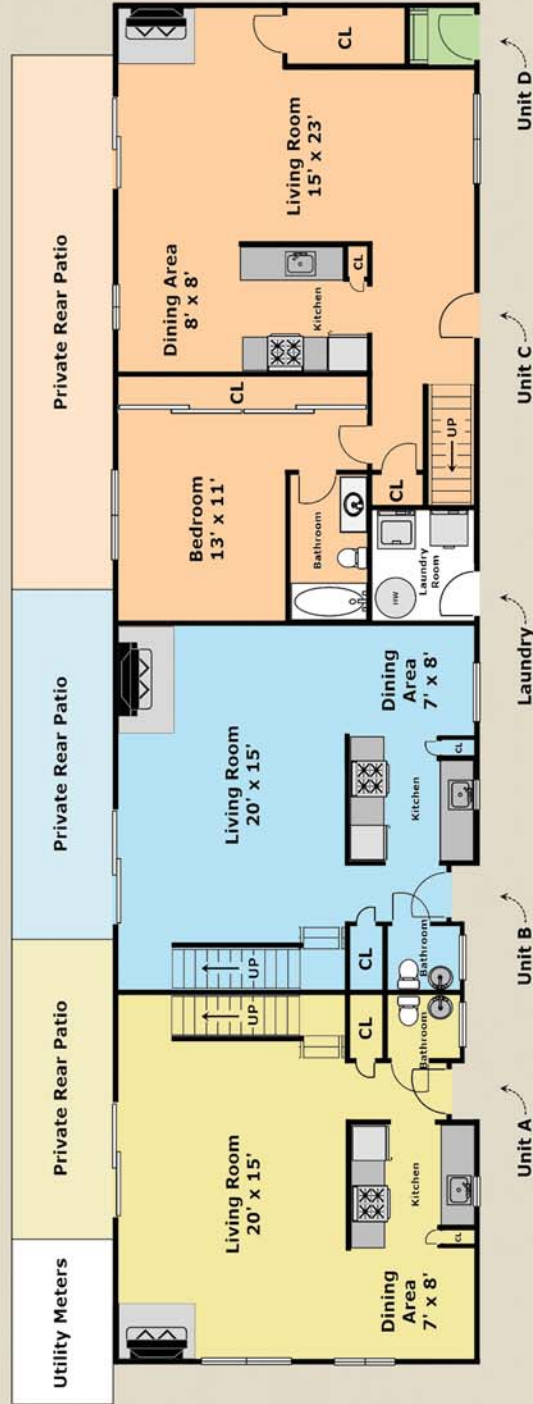


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PANAVISTA REALTY
2503 Lincoln Avenue, Alameda

FLOOR PLAN FOR 1504 ALAMEDA AVENUE, ALAMEDA



Upper Level



Lower Level

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