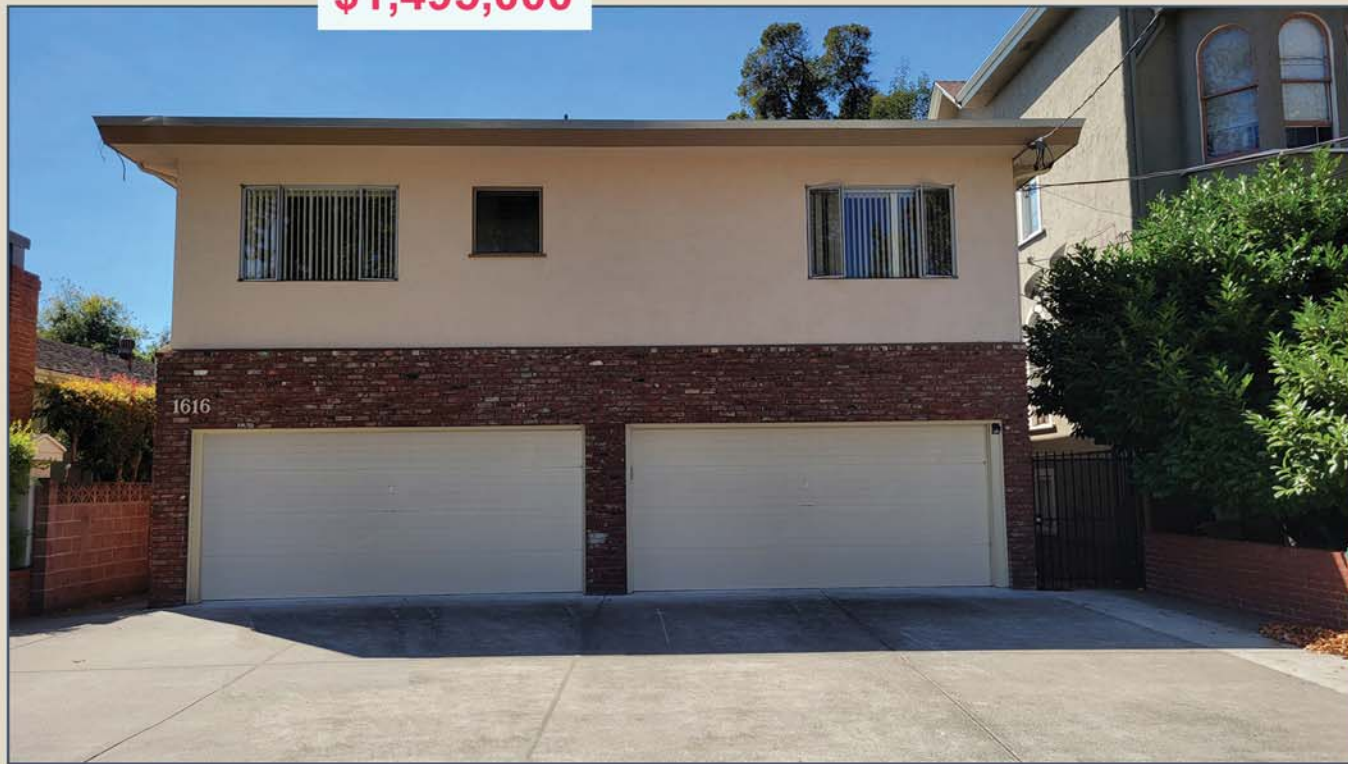


## CONTEMPORARY FIVE-PLEX IN CENTRAL ALAMEDA

Asking Price: ~~\$1,595,000~~

1616 Central Avenue, Alameda, CA 94501

**\$1,495,000**



This large, approximately 3,692 square foot, contemporary five-plex is located on a 6,440 square foot lot with a 45' street frontage on Central Avenue. 1616 Central Avenue features a 2-bedroom, 1-bathroom single-level unit at street level that is equipped with a fireplace and four (4) 1-bedroom, 1-bathroom units, for a total of five (5) units. Two (2) of the 1-bedroom units were newly remodeled within the past 2 to 5 years. All units have the original stick hardwood floors. More recently, 1616 Central Avenue was retrofitted, per City Ordinance 2989, to correct the building's soft-story situation. Additionally, there is a good-sized backyard and two (2) double-car garages with a total of six (6) storage lockers for tenants' personal belongings.

Residents at 1616 Central Avenue pay for their own gas and electric service. Owner pays for water, sewer, and garbage. The property is also served by a house electric meter and house gas meter that serves the common water heater in the utility room and the leased coin-operated washer and dryer in the laundry room.

A quick stroll away is Alameda's ever-popular Park Street, which is known for its unique shops, a wide variety of restaurants, and the historic Alameda Theatre. 1616 Central Avenue also offers easy access to local and Transbay AC Transit bus line, schools, and shopping at the South Shore Shopping Center.

**Floor Plan on the reverse side**  
**[www.Panavista.com/1616Central](http://www.Panavista.com/1616Central)**

Broker-of-Record: Ramesh  
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