

# PRAIRIE-STYLE TRIPLEX ON CLINTON AVENUE IN ALAMEDA

Asking Price: \$1,565,000

2146 Clinton Avenue, Alameda, CA 94501



This large, approximately 1,913 square foot, Prairie-style triplex, circa 1914, is located in Alameda's Bronze Coast on a 5,720 square foot lot on Clinton Avenue just a half-block from Alameda Hospital. 2146 Clinton Avenue features three (3) well-maintained and remodeled units on the main level, and an abundance of storage on the street level.

The Owner's unit, Unit A, which will be delivered vacant at close of escrow or shortly thereafter, features 1 large bedroom, 2 (two) dens, a living room, dining room, kitchen and 2 full bathrooms. The other 2 units, Unit B & Unit C, are both 1-bedroom, 1-den, 1-bathroom units with a living room and kitchen. Each of the 4 (four) dens on the Property are good-sized dens.

2146 Clinton Avenue is served by 3 electric meters, 3 gas meters, 3 water heaters and 1 water meter, and is equipped with 3 carports in the rear that can be easily accessed via an easement on the East side neighbor's property, a coin-operated laundry in the rear, and a newer roof.

A quick stroll away is the ever-popular Park Street, which is known for its unique shops, award winning restaurants, and the Alameda Theatre. 2146 Clinton Avenue also offers close proximity to local and Transbay AC Transit bus line, Alameda Hospital, schools, and shopping at the South Shore Center. Located in a vibrant neighborhood, 2146 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/2146 Clinton](http://www.Panavista.com/2146%20Clinton)

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



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

**FLOOR PLAN FOR 2146 CLINTON AVENUE, ALAMEDA**



**Main Level**



**Attic**

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