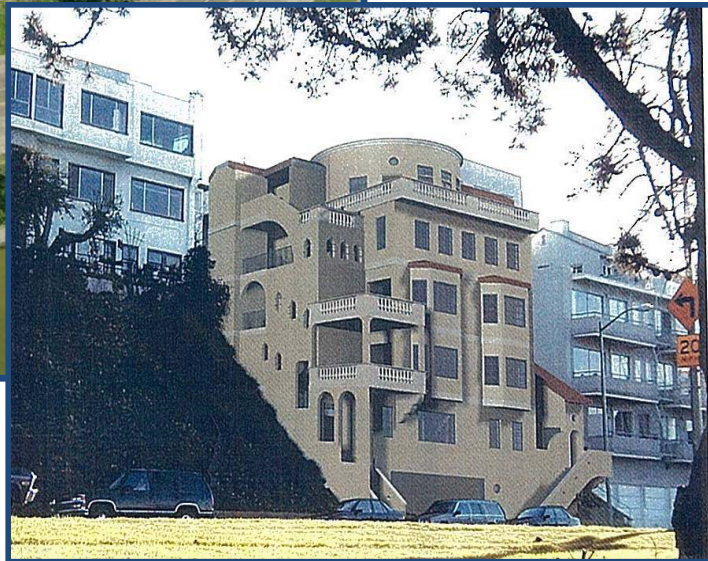
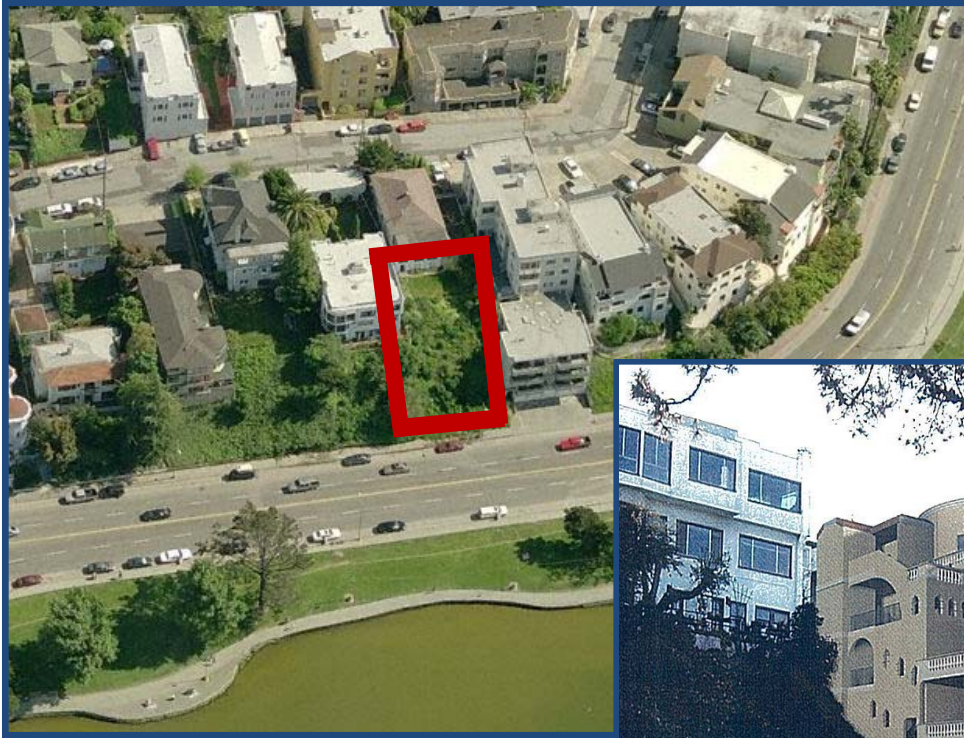


### Lakeshore Avenue



#### Exclusively Listed Residential Development Opportunity

- Plans drawn and approved for a 4 unit condo building
- Great Location - Last piece of undeveloped land on Lake Merritt
- Myraid of restaurants & shopping located nearby

#### FOR MORE INFORMATION, CONTACT:

William Blucher  
(510) 844-3664  
Piedmont Executive Center  
3645 Grand Ave. Ste. 303  
Oakland, CA 94610  
Cell: (916) 747-9138  
Fax: (510)588-5599

[www.KilpatrickandCompany.com](http://www.KilpatrickandCompany.com)

**Price:** **\$375,000**

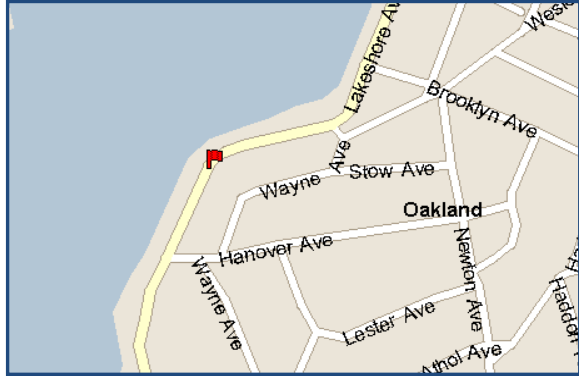
**Square Feet** 2,500

**Price / Sq ft:** \$150

**Financial Analysis**

**Property Address:** **Lakeshore Ave. Oakland, CA**

Price:	<b>\$375,000</b>
No. of Units	<b>4</b>
Est. Construction Cost:	<b>\$1,250,000</b>
Price / Land Sq. Foot:	<b>\$150</b>
Approximate Lot Size:	<b>2,500</b>



**Property Summary**

The last piece of developable land on Lake Merritt. Seller has extensive plans already approved by the City of Oakland to construct a 4 unit condominium building.

**Location:**

On Lake Merritt, blocks from the many shops and restaurants along Lakeshore and Grand Avenues



Kilpatrick & Company: William Blucher, (510) 844-3664

This information has been secured from sources deemed reliable but we make no representation as to its accuracy. Buyer must verify the information.