

# Comm Lots And Land For Sale

0 Sqft - 16035 14Th St, SAN LEANDRO, California 94578



2018 SAN LEANDRO CITY ENGINEER'S REPORT	
NEW WORK TO INCLUDE BUT IS NOT LIMITED TO: CONSTRUCTION OF IMPROVEMENTS AND RESTORATION OF RECORD.	
RETAIL BUILDING, BUILDING QUALITY IMPROVEMENT, PAVEMENT IMPROVEMENT, LANDSCAPING, MECHANICAL, PLUMBING AND ELECTRICAL WORK.	
APN	080C-0476-001-00 & 080C-0476-002-00
ZONING	TA DISTRICT
LOT 001 SIZE	7,943 S.F. = 0.18 ACRES
LOT 002 SIZE	8,110 S.F. = 0.19 ACRES
AREA TO BE IMPROVED	0.37 ACRES
BUILDING / SITE AREA RATIO	57.2%
EXISTING BUILDING TYPE	I-B
EXISTING BUILDING AREA	3,096 S.F. RETAIL
EXISTING BUILDING USE	HAIR SALON
EXISTING OCCUPANCY	M
PROPOSED BUILDING TYPE	I-B
PROPOSED BUILDING USE	RETAIL / OFFICE
PROPOSED BUILDING AREA:	
RETAIL	2,935 S.F.
OFFICE	2,879 S.F.
TOTAL	5,826 S.F.
EXISTING & PROPOSED BUILDING AREA:	
1ST FLOOR	6,031 S.F.
2ND FLOOR	2,879 S.F.
TOTAL	8,710 S.F.
AUTO FIRE SPRINKLER SYSTEM THROUGHOUT	
PARKING PROVIDED	4 STANDARD STALLS 4 COMPACT STALLS 1 HANDICAP STALL 9 STALLS
LANDSCAPING PROVIDED:	2,139 S.F.

## Basic Details

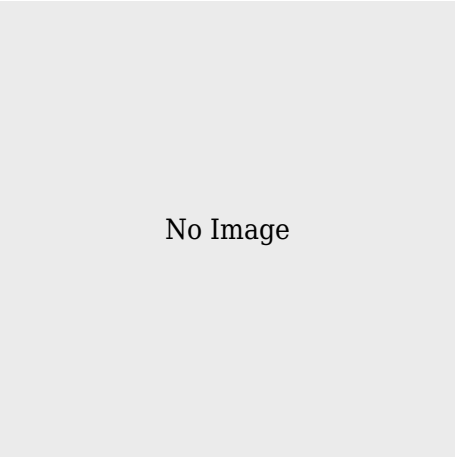
Property Type:	<b>Comm Lots And Land</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>40935611</b>
Price:	<b>\$539,000</b>
Bedrooms:	<b>0</b>
Bathrooms:	<b>0</b>
Half Bathrooms:	<b>0</b>
Square Footage:	<b>0 Sqft</b>
Year Built:	<b>0</b>
Lot Area:	<b>7,600 Sqft</b>

## Address Map

Country:	<b>US</b>
State:	<b>CA</b>
County:	<b>Alameda</b>
City:	<b>SAN LEANDRO</b>
Zipcode:	<b>94578</b>
Street:	<b>14Th St</b>
Street Number:	<b>16035</b>
Floor Number:	<b>0</b>
Longitude:	<b>W123° 52' 52.8"</b>
Latitude:	<b>N37° 41' 52.7"</b>

## Agent Info

✉ ashwin@plexoware.com



No Image

