

3 Commercial Condominiums

**2307-2309-2299 American Avenue @ Clawiter Road
Hayward, CA**

Asking Price: \$225,000 per condominium



Building is concrete block and steel

All 3 units are light industrial/
commercial condominiums

Approx. 1,400 sq. ft. each

Parking: 2 spaces per condo

Tenants pay all utilities + \$75/mo. per
tenant for water and scavenger

Tenants pay all interior maintenance

Improvements:

New roof

Remodeled office and ADA restroom in
each unit

Separately metered 100 amp, 227
volt 3-phase power

Roll-up doors 12' x14'

New landscaping

Ceiling height 16' to beams, free-
standing space, no posts or
poles, room for a mezzanine.

New overhead grade level loading
doors

Year built: 1971

2307-Parcel #: 439-0007-052

2309-Parcel #: 439-0007-053

2299-Parcel #: 439-0007-048

Income: \$50,400

\$1,325 per month per unit (all
month-to-month)

Expenses:

Taxes: 1.0% of sales price

HOA: \$150 per month per condo



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