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Golden Gate | Sotheby's  
INTERNATIONAL REALTY

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Timeless Appeal  
3000 Claremont Avenue, Berkeley, CA 94705

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Located in the sought after upper Elmwood / The Uplands neighborhood this classic Berkeley six-plex is an architectural treasure. The common entry is open and elegant. An impressive two-tiered, wide stairway leads to a striking open sitting area which showcases a gorgeous arched craftsman window. It is a work of art.

The six units offer one bedroom, one bathroom, a formal dining room, beautiful hardwood floors, striking high ceilings and traditional molding. Built in 1925 this jewel showcases an array of stunning craftsman windows of various sizes welcoming in natural light throughout the building. All these features add a warmth and elegance to the units. Four of the units have large bay windows.

Each unit has a linen closet, broom closet, gas stove, separate storage space in the basement and comes with a garage. There is a charming shared patio.

This is a special property and fantastic investment opportunity! It would be great for an owner occupant. Located in the upscale Elmwood / The Uplands neighborhood, it is a pleasant distance to Rick & Ann's restaurant, the Claremont Club & Spa, Claremont Hotel, Star Grocery, Peet's coffee, Fournée Bakery, Ellington and French gifts and more. It is also close to College Avenue unique shops, cafes and renowned gourmet restaurants and minutes away from the Rockridge BART. Tilden Park, hiking trails and Redwood Regional Park are in very close proximity.

The two communal dryers, two-coin operated washers, separate garages, individual storage spaces, close to UC Berkeley and an easy commute to downtown Berkeley, San Francisco and the greater Bay Area make this a very desirable place to live!

#### **Six - 1 Bedroom Units**

**Four Units are 950 Square Feet**

**Two Units are 900 Square Feet**

**Annual Gross Operating Income \$188,798.**

**Annual Expenses \$65,000.**

**Annual Maintenance Exp. \$10,000.**

**Annual Net Income \$113,798.**

OFFERED AT \$2,850,000

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