

Walnut Creek Commercial Property For Sale



2596 N. Main Street, Walnut Creek

Broker Lic# 01060517 & 00709564

It is rare to find centrally located Walnut Creek commercial property for sale under \$1 Million, but here is one !!! The level site (known as Broadway Muffler) is located on N. Main Street between Treat and Ygnacio and near Porsche, Subaru, Jeep, Volvo and other independent auto dealers, multiple repair and body shops, parts suppliers and other commercial businesses. 24Hr Fitness and Chick Fil A, as well as Holiday Inn and Kelly Moore Paints are also within an easy walk of the site.

Constructed in approximately 1946 this single story metal frame and stucco building sits on a 9425 SF parcel, with building square footage calculated at 2070+/-SF, Such also provides for rear and front yard spaces in excess of 7000SF, roll-up and large rolling doors, high ceilings as well as a view of Mt Diablo too ...

Extensive environmental remediation of the site has been performed.

If you are seeking to purchase a very well located small commercial property in Walnut Creek for your own use or investment, this is one to strongly consider....

Buyers must check with City and perform their own due diligence to confirm all details and property conditions.

If you have specific questions, please call Listing Brokers to discuss

Features:

- *Level site on N. Main Street, WC
- *2070SF building on 9425SF parcel w/yard
- *C1946 metal & stucco building
- * Service Commercial Zoning
- * Environmental remediation performed
- *Easy access to Hwys 24 and 680
- *Great traffic counts and visibility
- * Ideal for owner-user No long term lease
- * High ceilings and multiple roll-up doors

APN: 171-201-030-3

Offered at \$899,000

Dave Schnayer & Bruce Burrows

510-295-3251

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Details provided from sources deemed reliable - Buyer to confirm.

Subject Property Images

2596 N. Main Street, Walnut Creek CA 94597



Dave Schnayer

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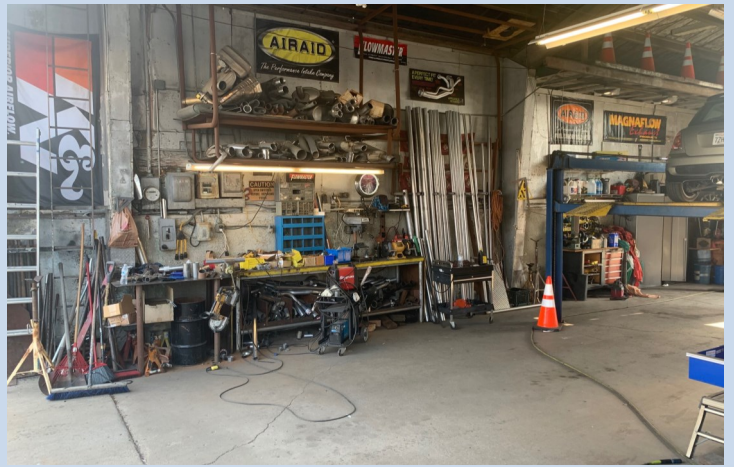
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Subject Property and Immediate Trade Area Images

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