

Special Temescal Duplex



This spacious duplex is centrally located in the rapidly developing Temescal Neighborhood of Oakland, right around the corner from great Shops, hip Restaurants (Pizzaiolo, Doña Tomas, Lanesplitter, Genova Deli, Temescal Cafe) and more! Close to 580 & 880 freeways and a short jaunt to Whole Foods, Berkeley Bowl and Piedmont Ave!

NEW PRICE!
\$450,000

548 - 550 46th Street, Oakland, CA 94609 - MLS # 40279457

Each Unit features:

- 2 Bedrooms, plus Bonus Room (# of legal rooms not verified with City of Oakland)
 - 1 Updated Bathroom
 - Dining Room
 - Living Room with Fireplace
 - Ample Closet and Storage Space
 - Hardwood floors under carpets upstairs
- One Car Garage with Washer and Dryer hookups
- Large, Private Yard with Trees (550 has Two Fruit-bearing Citrus trees), perfect for parties, BBQs and gardening!
 - Market Rents
- 100% Rented with stable, Month-to-month Tenants

Other Special Features:

- New Roof on front section of Building- 2005
 - Sewer Lateral Replaced - 2003
- Updated Kitchen with Granite Countertop in 550
 - Dual-paned windows in 550
 - Seller will consider Loan Buy-Down

Offered at \$450,000

Contact: Shalene Rose

direct: 510.485.7250 **cell:** 510.381.3117

email: shalene@wellsandbennett.com **web:** www.shalenerose.com